**Location:**

Located within easy reach of the A40 and M4, and is walking distance to Acton Central (Overground). East Acton tube station (Zone 2, Central Line) and bus routes for good access to Central London.

**Key points:**

- 3 Bedroom family home
- Semi-detached
- Off street parking
- 2 Bathrooms
- Private Garden
- Excellent Location
- Downstairs W/C
- 2 Reception rooms
- Potential to extend to rear and loft S.T.P.P via Ealing Council
- Offered with no onward chain

## Do Better:

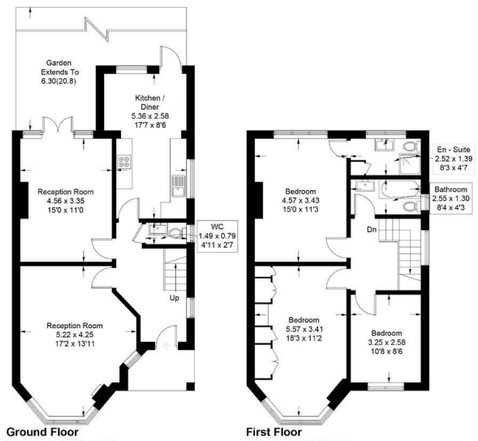

Acton
sales@astonrowe.co.uk

57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600


**Glendun Road**

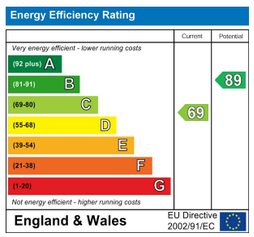
Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft

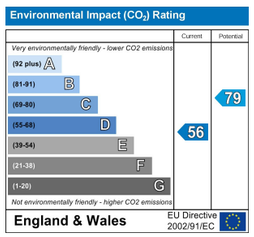



**Ground Floor**
**62.7 sq m / 675 sq ft**

**First Floor**
**58.2 sq m / 626 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID709142)







## Asking Price £925,000

# Glendun Road, London W3 7AJ

2 Reception Rooms
3 Bedrooms
2 Bathrooms



Aston Rowe introduces this modern three-bedroom semi-detached house, ideally situated on a quiet residential road in Acton. The property offers well-balanced accommodation, benefits from off-street parking and is offered to the market with no onward chain.

Arranged over two floors and providing approximately 1,300 sq ft of internal space, the house features generous reception accommodation, a well-appointed kitchen, a ground-floor WC and direct access to an impressive private garden.

The accommodation comprises a principal bedroom with en-suite, two further well-proportioned bedrooms and a family bathroom, providing practical and comfortable living for families and professional buyers alike.

The property also offers excellent potential to extend into the loft and to the rear, subject to the necessary planning permissions via Ealing Council, allowing a purchaser to further enhance the space and add value.

Glendun Road is a residential street running north off Bromyard Avenue, conveniently located for a wide range of local amenities. Lidl and David Lloyd are both within easy reach, while Acton Park is also a short walk away. East Acton Underground Station, serving the Central Line, is approximately a 9-minute walk from the property, with Acton Central Overground also nearby providing further transport links. Churchfield Road is within easy reach and offers a popular selection of independent cafés, shops, bars and restaurants. There are also frequent bus services nearby, while the A40 is easily accessible for motorists.

## The current owner says:

**The property offers the benefit of off-street parking and presents excellent potential to extend to both the rear and into the loft, subject to the necessary planning permissions from Ealing Council. Further advantages include a generous garden and off street parking for 2 cars.**

## What's better:

# A three bedroom semi detached house in W3.









