

**Location:**

Perryn Road is in a popular residential area, close to the amenities of Acton Central, Churchfield Road and Acton Mainline. It is also within walking distance to David Lloyd.

**Key points:**

- 4 Bedrooms
- 2 Bathrooms
- 115 ft West facing garden
- Private garage
- Potential to extend to rear and loft S.T.P.P via Ealing Council
- 2 Reception rooms
- Potential to add off street parking
- No onward chain
- Popular and highly sought after location

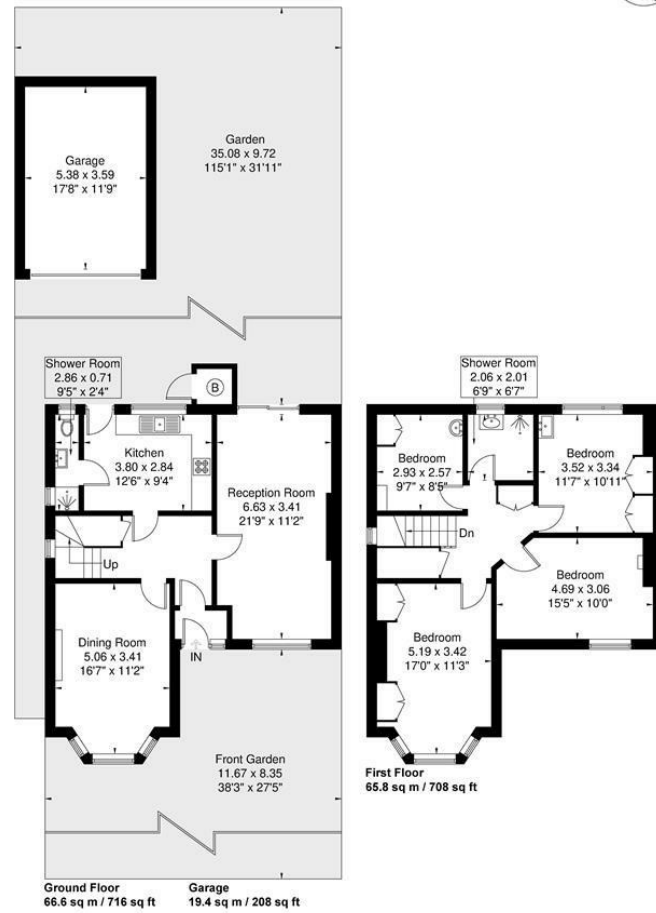
# Do Better:

**Acton**  
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Acton, London, W3 6AY

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**Perryn Road**  
Approximate Gross Internal Area = 132.4 sq m / 1424 sq ft  
Garage = 19.4 sq m / 208 sq ft  
Total = 151.8 sq m / 1632 sq ft



**Asking Price £1,100,000**

**Perryn Road, London W3 7LT**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



Positioned on one of Acton's most popular roads is this rarely available semi-detached home, circa 1,632 including garage which offers the new owner the potential to extend and modernise throughout.

This superb semi-detached house with 1,424 sq ft of accommodation is set back from the road and accessed by a gated pathway and front garden. On entrance there is a large hallway, two large front reception rooms. To the rear of the house, you can find a kitchen area with doors that lead on to a mature, west facing (115ft) garden.

There is side access to the garden which also offers a large brick built garage.

The first floor offers four well proportioned bedrooms and a large family bathroom.

The property offers prospective buyers a rare option to add further square footage and value to the property, should they wish, with huge potential to further extend across the ground floor and into the loft.

Ideally located within walking distance of Acton Central Station, the Elizabeth Line, and the open green spaces of Acton Park, the home is also moments from the vibrant café culture of Churchfield Road, offering an excellent selection of boutique shops, bars, and eateries.

## The current owner says:

The property offers prospective buyers a rare option to modernise and to add further square footage and value to the property, should they wish, with huge potential to further extend across the ground floor and into the loft.

## What's better:

A substantial four-bedroom, semi-detached house in need of modernisation.

