



## Avenue Gardens, W3

£850,000

A well presented three bedroom, two bathroom, home in the Mill Hill Park Conservation Area. The property has off-street parking, a secluded, south-facing garden and plentiful storage. Rarely available, this attractive townhouse offers bright, flexible accommodation arranged over three floors within an exclusive development of just 13 homes. Offering a peaceful setting, versatile accommodation and future potential, this is a home that must be viewed to be fully appreciated.



Beautifully positioned with leafy views to both front and rear, this attractive home offers generous living space, excellent storage and exciting potential, making it ideal for families, professionals and downsizers alike.

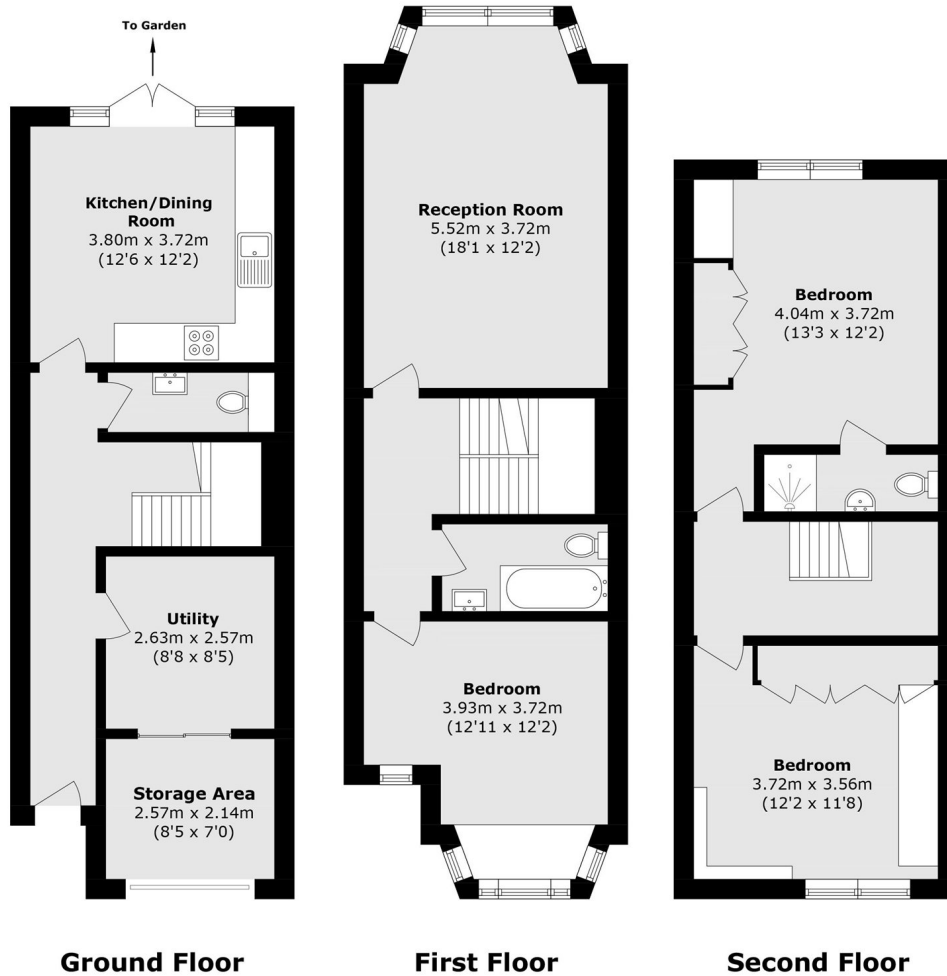
The former garage has been converted into a practical utility and storage area, with scope to create additional living accommodation, a home office or fourth bedroom (subject to any necessary consents). The first floor features a bright reception room with a large bay window overlooking the garden and oak tree, while a second reception room provides flexible use as a bedroom, study or additional living space.

On the top floor, the principal bedroom enjoys fitted wardrobes, an en-suite shower room and leafy views, complemented by a further double bedroom with fitted storage. Additional benefits include a partially boarded loft, a boiler installed in 2022, and replacement double-glazed windows and patio doors fitted in 2014.

Avenue Gardens is conveniently located within half a mile of both Acton Town station (Piccadilly & District Line) and South Acton station (Overground), and a mile from Acton Main Line station (Elizabeth Line).

- Three Bedrooms • Mill Hill Conservation Area • Garage •
  - Two Bathrooms • South Facing Garden • Off Street Parking •
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**Ground Floor**

**First Floor**

**Second Floor**

Total area (approx.): 126.1 sq. m (1357.3 sq. ft)

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