

Location:

Friars Way is in close walking distance of local shops on Churchfield Road and excellent transport links with easy access to Acton Mainline Station (Elizabeth Line)

Key points:

- 3 Bedroom family home
- Semi-detached
- Off street parking
- Private garage
- 104 ft West facing garden
- 2 Bathrooms
- Downstairs W/C
- 7 Minute walk to Acton Mainline (Elizabeth Line)
- 2 Reception rooms
- Potential to extend to rear and loft S.T.P.P via Ealing Council

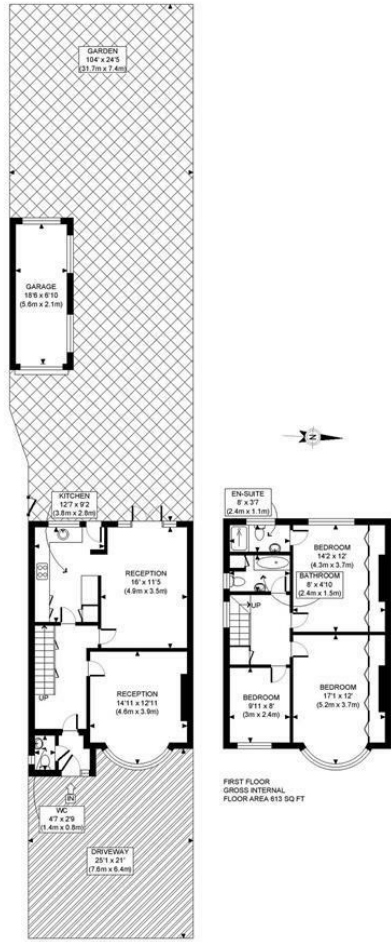
Do Better:

Acton
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Acton, London, W3 6AY

020 8992 3600

Aston Rowe

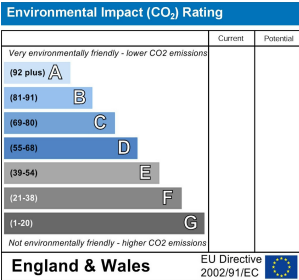
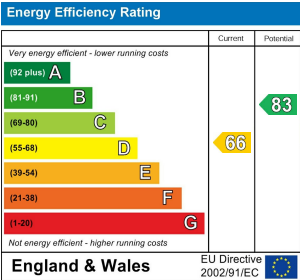


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 622 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1361 SQ FT/ 126 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1235 SQ FT/ 115 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTIES MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Asking Price £925,000

Friars Way, London W3 6QE

- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



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 10.4 ft west-facing garden and a private garage.

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

Arranged over two floors and providing approximately 1,235 sq ft of internal space, the house features generous reception accommodation, a well-appointed kitchen, and direct access to an impressive 10.4 ft west-facing garden, ideal for enjoying afternoon and evening sun.

The accommodation comprises a principal bedroom with en-suite, two further well-proportioned bedrooms, and a family bathroom, offering 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 obtaining the necessary planning permissions via Ealing Council, allowing a purchaser to further enhance and add value.

The house is conveniently located within a seven-minute walk of Acton Main Line station, providing excellent connectivity across London via the Elizabeth line, with local shops, cafés and amenities along Churchfield Road also within easy reach.

What's better:

A three bedroom semi detached house in W3.

