

**Location:**

Lexden Road is a quiet, tree-lined road situated within a short walk of Acton Mainline Station for the new Elizabeth Line, and a stone's throw away from the vibrant café culture of Churchfield Road with a great selection of boutique shops, bars and eateries.

**Key points:**

- Four-Bedrooms
- Semi-Detached
- 1,643 sq ft / 152.7 sq m
- 47+ ft West-Facing Garden
- Off-Street Parking for 2 Cars
- Potential To Extend (STPP)
- No onward chain

# Do Better:

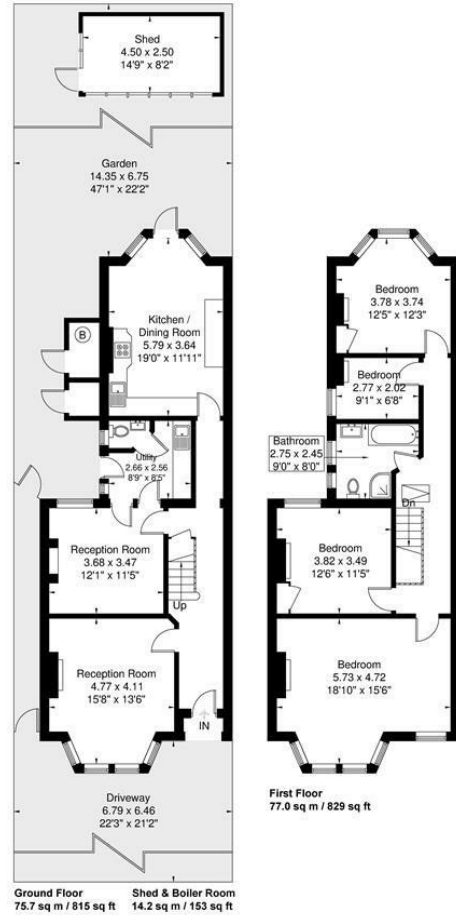
**Acton**  
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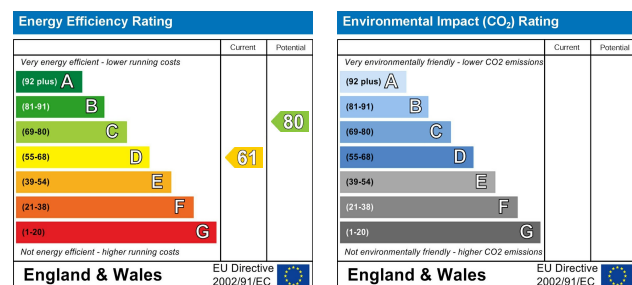
**Lexden Road**  
 Approximate Gross Internal Area = 152.7 sq m / 1643 sq ft  
 Shed & Boiler Room = 14.2 sq m / 153 sq ft  
 Total = 166.9 sq m / 1796 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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## Asking Price £1,175,000

## Lexden Road, London W3 9NZ



- 2 Reception Rooms
- 4 Bedrooms
- 1 Bathrooms

The current owner says:

The property is in a fantastic location for the local shops, parks, schools, and transport links.

A charming and characterful four-bedroom, semi-detached house with off-street parking and potential to extend.

From the wide and spacious entrance hallway there is a front reception room with a large bay window providing an abundance of natural light. There is a further reception room which also offers access to a practical utility room, w/c as well as the garden.

To the rear of the house is a bright and spacious open-plan kitchen / dining room with direct access to a mature 47ft+ West-facing garden.

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 and upper floors.

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### What's better:

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