HOMESEARCH

Offers over £850,000

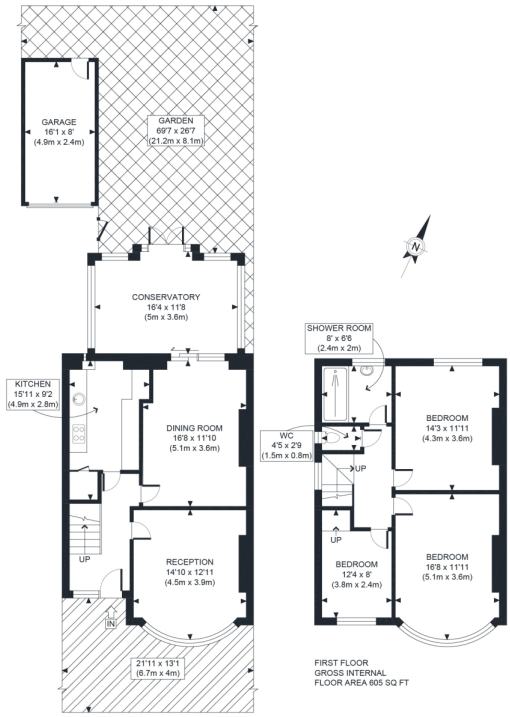






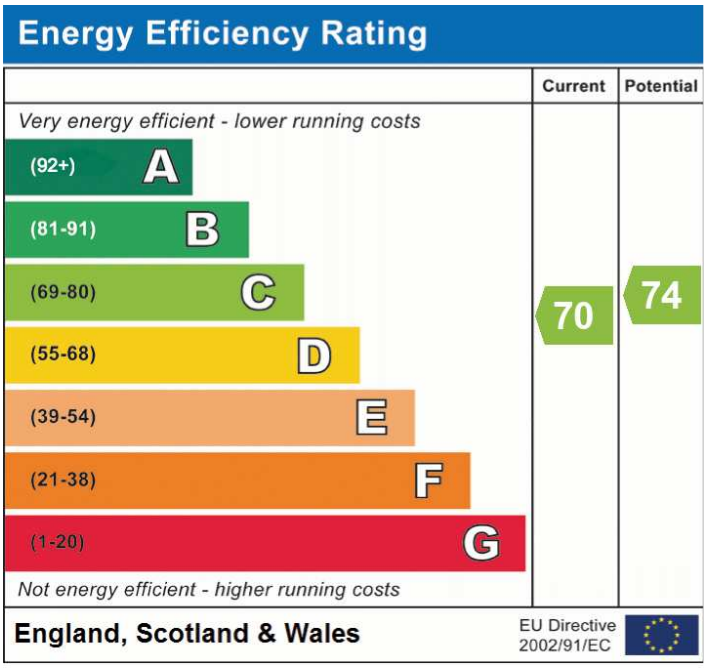






APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1520 SQ FT / 141 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1391 SQ FT / 129 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Friary Road
date 26/08/26
photoplan



Address: Friary Road, W3

A well size **three-bedroom semi-detached family home** situated on Friary Road in the popular W3 area of Acton. Offering approximately nearly **1,400 sq ft of internal space**, excluding the garage, the property provides generous and versatile living space across two floors.

The ground floor comprises a welcoming **bay-fronted reception room**, a separate dining room, fitted kitchen, and a substantial **conservatory measuring approximately 16ft 4" x 11ft8"**. The conservatory overlooks the rear garden and provides an excellent additional reception space, ideal for family living.

The bright front reception room benefits from a large bay window, allowing plenty of natural light into the room, together with attractive wood-effect flooring .The separate dining room provides further flexibility and could comfortably accommodate a family dining area, playroom or study space depending on your requirements.

Upstairs, the property offers **three well-proportioned bedrooms** and a first-floor bathroom. The principal bedroom is particularly generous in size, while the second bedroom being a double bedroom with the third bedroom providing good space.

To the rear is a particularly impressive **private garden measuring approximately 69ft 7" x 26ft 7"**, providing substantial outdoor space for entertaining, childrens play, gardening and outdoor dining. The property also benefits from a **private garage** via a share drive offering valuable additional storage and parking potential.

The front already has a drop curb on the shared drive so there is potential if the fence is removed to create additional parking .

The property presents an excellent opportunity for buyers looking for a spacious family home with a generous garden, garage and flexible living accommodation, while also offering scope for modernisation and personalisation.

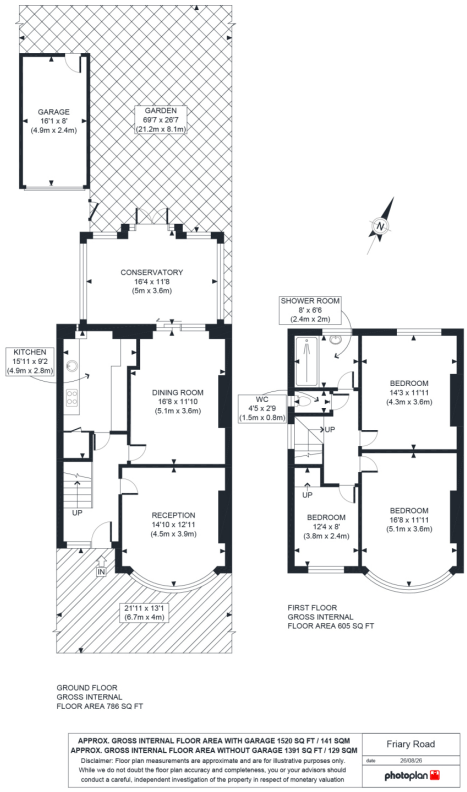
Location & Local Amenities

- **Excellent transport links** with **Acton Main** Line providing **Elizabeth line** services towards Paddington, Bond Street, Tottenham Court Road, Farringdon, Liverpool Street, Canary Wharf and Heathrow.
- **North Acton Underground Station** is also within easy reach, providing access to the Central line and excellent connections across London.
- **Acton Central Station** offers further rail connections and convenient access to the surrounding areas.
- **John Perryn Primary School** is nearby, providing local primary education.
- **Twyford Church of England High School** is within the wider Acton area and offers secondary education and sixth-form facilities.
- **Acton Park** provides a popular green space with tennis courts, playground, multi-use games area, café and pond.
- **North Acton Playing Fields** offers extensive outdoor recreational facilities, including sports pitches, tennis facilities and a childrens playground.
- **Acton town centre** is close by, offering a variety of shops, cafés, restaurants, supermarkets and everyday amenities.

Excellent West London connectivity, with Underground, Overground and Elizabeth line services providing convenient access to Central and West London

HOMESEARCH

Offers over £850,000
Friary Road, Acton, W3

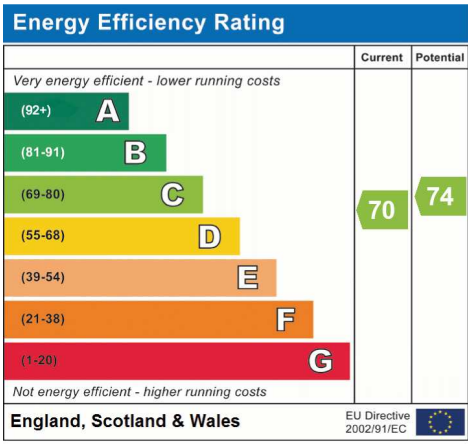


APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1520 SQ FT / 141 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1391 SQ FT / 129 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Friary Road

date 26/08/26

photoplan



Address: Friary Road, W3