



## St. Dunstons Avenue, W3

This appealing four-bedroom, two-bathroom semi-detached home is situated in a highly desirable residential area just north of Poets Corner in Acton.

Spanning close to 1,800 sq ft, the property boasts generous living and entertaining spaces, including a spacious rear garden with a large annexe and off-street parking for multiple vehicles.

Designed with families in mind, the home is filled with natural light, creating a bright and welcoming atmosphere for everyday living and entertaining.

The ground floor features a separate reception room at the front, as well as a guest WC and cloakroom and a stunning open-plan kitchen with bi-folding doors leading to the garden.

On the first floor, there are three well-proportioned bedrooms, a family bathroom, and a separate WC. The loft conversion offers a superb master bedroom with en-suite.

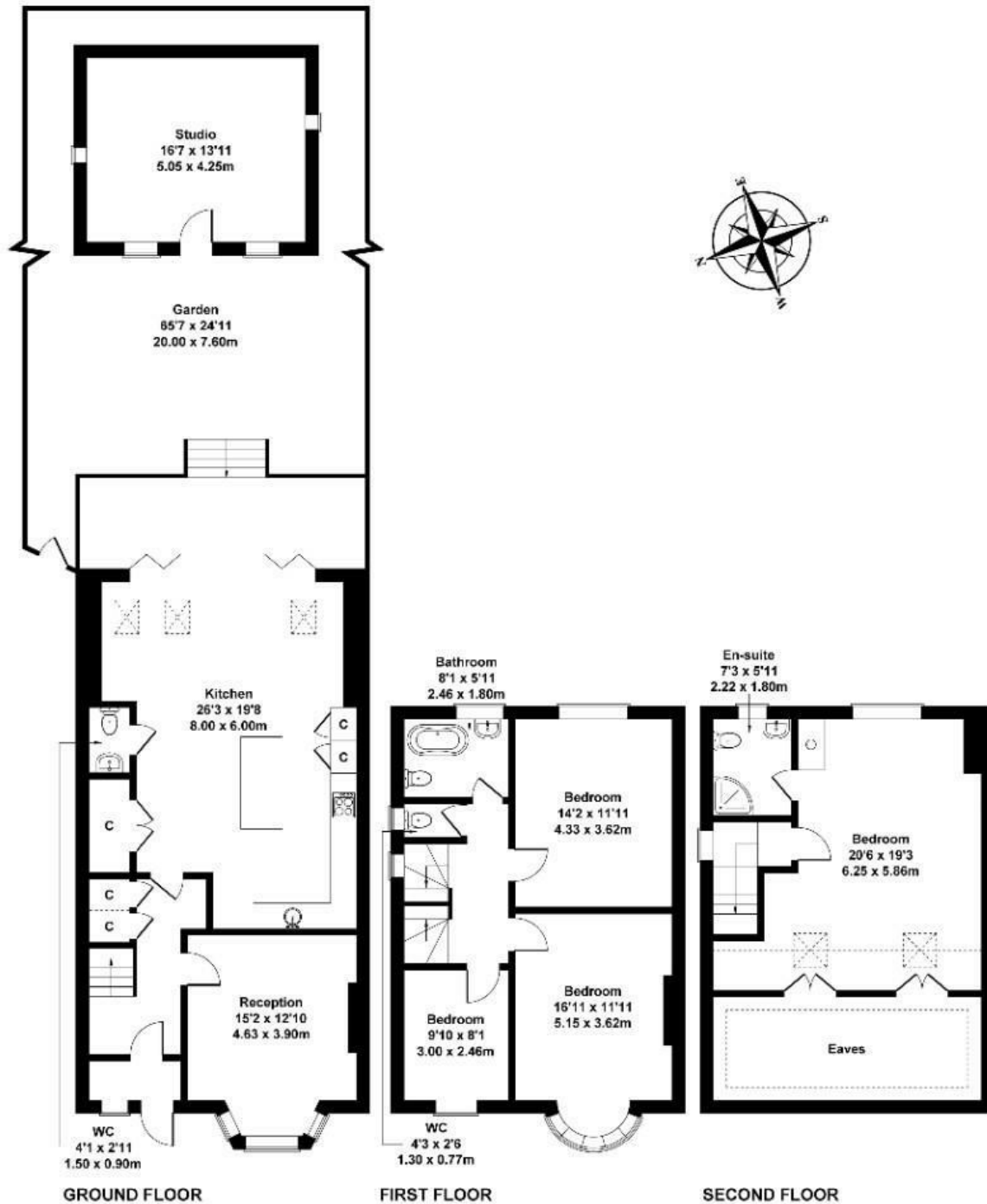
A paved forecourt at the front provides ample off-street parking, while the property enjoys a peaceful setting on St Dunstons Avenue, a charming tree-lined residential road.

- Semi-detached
- Four bedrooms
- Two bathrooms
- Close to 1,800 sq ft
- Garden studio
- Multiple spaces for off-street parking
- Sought after location
- Great transport links

£930,000

# St Dunstons Avenue

Approximate Gross Internal Area  
1798 sq ft - 167 sq m  
(Excluding Studio)



Not to Scale. Produced by The Plan Portal 2025  
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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         | 80        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |