



## Friars Way, W3

This extensively and thoughtfully renovated three-bedroom semi-detached family home offers close to 1,500 sq ft of internal living space and is situated in the heart of Acton, within the sought-after Goldsmith Estate. The property is within a short walk of both Acton Main Line (Elizabeth Line) and Acton Central (London Overground/Mildmay Line) stations, providing excellent transport connections across London.

Ready for immediate occupancy, the property features bright open-plan living spaces, a newly installed high-specification kitchen, a separate utility room, a newly created ground-floor shower room/WC, and a stylish family bathroom on the first floor.

Outside, there is a substantial rear garden of approximately 100 ft, together with a detached outbuilding with electricity, ideal as a workshop, home office, gym, or playground.

The house has undergone an extensive renovation programme, including new gas, water, and electrical systems, roof improvements, and brand-new gutters, downpipes, and fascias, while retaining the character of the original parquet flooring, which has been carefully sanded and restored.

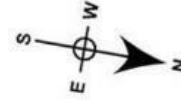
There is excellent scope for a first-floor rear extension and loft conversion (subject to the usual planning consents), offering buyers the opportunity to further enhance the property and add their own personal stamp over time.

- Three-bedroom semi-detached family home close to 1500 sq ft
- Freehold property offered with no onward chain
- Extensively refurbished throughout and presented in move-in ready condition
- Spacious open-plan living and dining area with beautifully restored original parquet flooring
- Contemporary rear extension featuring a high-specification fitted kitchen and separate utility room
- Large front garden and impressive 100 ft rear garden with patio and lawn areas
- Detached outbuilding with electricity, ideal as a home office, gym, workshop, or playground
- Comprehensive upgrades including new gas, water and electrical systems, roof improvements, and new gutters, fascias, and downpipes
- Excellent location just a six-minute walk from Acton Main Line (Elizabeth Line), with convenient access to Acton Central, East Acton, the A40, M4, and M25.
- Highly regarded local schools nearby

Offers Over £1,000,000

# Friars Way

Approximate Gross Internal Area = 138.5 sq m / 1490 sq ft  
 Outbuilding = 13.8 sq m / 148 sq ft  
 Total = 152.3 sq m / 1638 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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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>		
(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 2002/91/EC	