



Church Road, W3

A beautifully presented three-bedroom home extending to approximately 1,411 sq ft, arranged over two floors and ideally positioned on Church Road, within easy reach of Acton High Street, Churchfield Road and neighbouring Chiswick.

Presented in immaculate condition throughout, the property offers a straightforward move-in opportunity with little or nothing required by the new owner.

The property offers generous and versatile accommodation, with a spacious open-plan kitchen/reception room measuring approximately 21'11" x 12'2", providing an excellent hub for modern family living and entertaining.

The kitchen is finished to a high standard and benefits from a Quooker instant boiling water tap, while bespoke built-in furniture and storage can be found throughout the property.

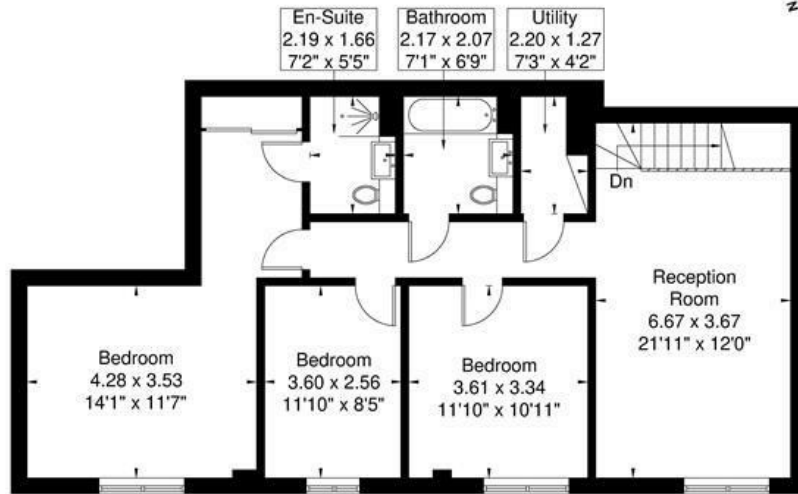
The first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a further family bathroom and useful utility room.

- Immaculately presented three-bedroom home extending to approximately 1,411 sq ft, arranged over two floors
- Impressive open-plan kitchen/reception room
- High-specification fitted kitchen with Quooker instant boiling water tap
- Bespoke built-in furniture and storage throughout the property
- Principal bedroom with en-suite shower room, plus a further family bathroom and utility room
- Underfloor heating with smart mobile app control, exceptional thermal insulation and MVHR system
- Beautifully maintained private garden
- Secure gated parking with extra-wide space and potential for EV charging point
- Superb location close to Acton High Street, Churchfield Road, Chiswick and excellent transport links
- High energy efficiency with EPC rating B

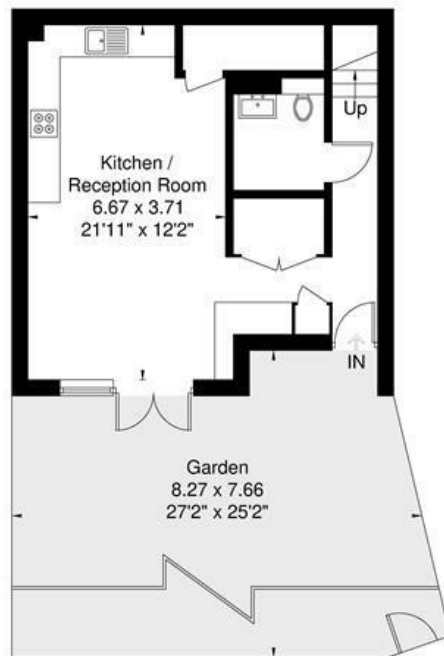
£699,950

Church Road

Approximate Gross Internal Area = 131.2 sq m / 1411 sq ft



First Floor
89.6 sq m / 964 sq ft



Ground Floor
41.6 sq m / 447 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) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	