



£1,295,000 Freehold

TWYFORD AVENUE, ACTON, W3 9QB





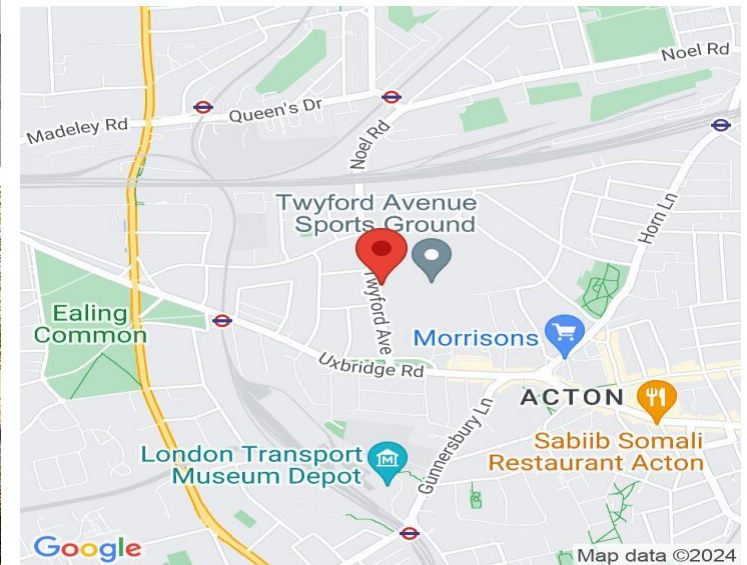
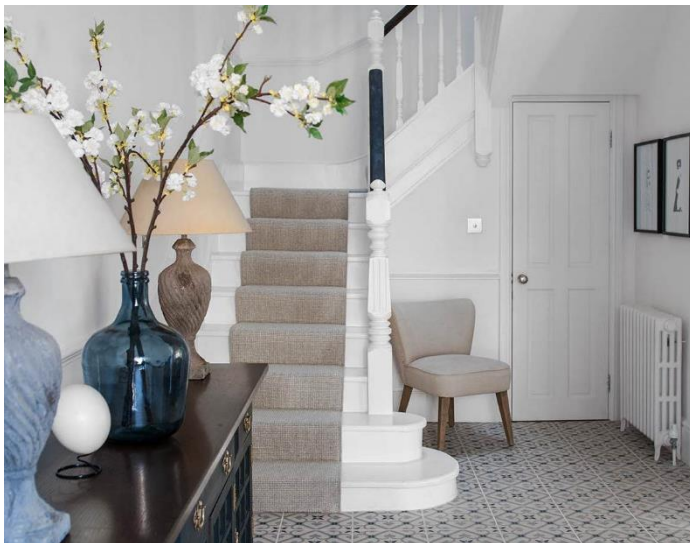
A FABULOUS FOUR-BEDROOM EDWARDIAN FAMILY HOUSE IN THIS SOUGHT AFTER LOCATION.

Conveniently placed on this popular tree lined avenue. A short stroll to Acton Town Centre and Main Line Station - enjoying all the benefits of the Elizabeth Line and Crossrail connections. Well placed for Ealing Common (District and Piccadilly Lines) and West Acton (Central Line) stations and local shopping parades. Literally surrounded by good local schools including Twyford Church of England, Ellen Wilkinson High and the Japanese School. The vast open spaces of Ealing Common are nearby.

This elegant and exceptionally spacious family residence has been tastefully renovated and excellently maintained. To create a characterful, well-appointed home rich in period features and charm. The accommodation is described in more detail as follows: Spacious and welcoming entrance hall. Wonderful open plan family living, dining and kitchen overlooking the garden. Four double bedrooms. Two family bathrooms. Utility room. Attractively landscaped west facing garden with terrace and mature / well stocked borders. Electric car charging facility. **PRIVATE PARKING. NO FORWARD CHAIN.**

COUNCIL TAX BAND: G

EPC Rating: D



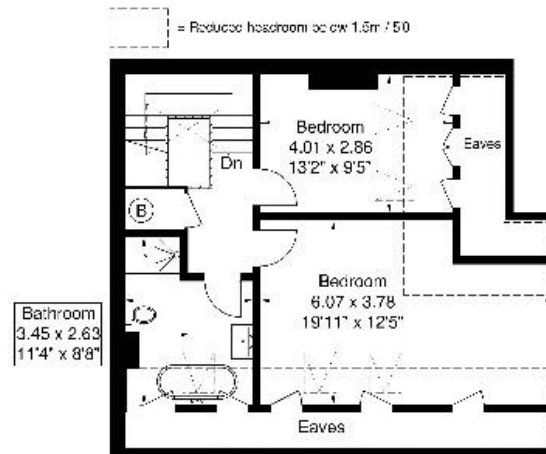
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Twyford Avenue

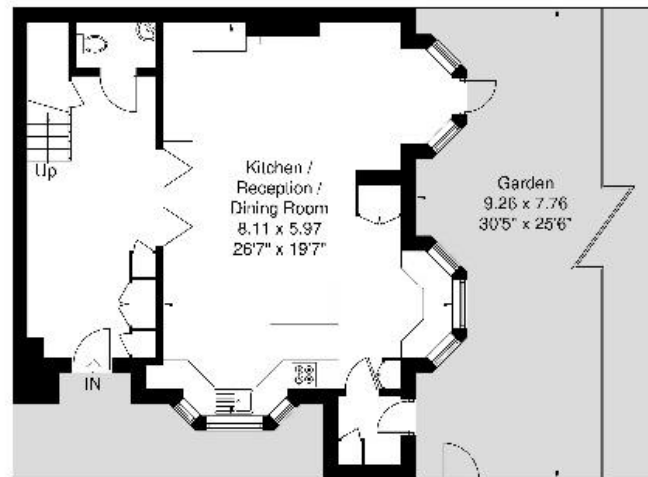
Approximate Gross Internal Area = 165.3 sq m / 1778 sq ft

Eaves / Reduced Headroom = 25.7 sq m / 276 sq ft

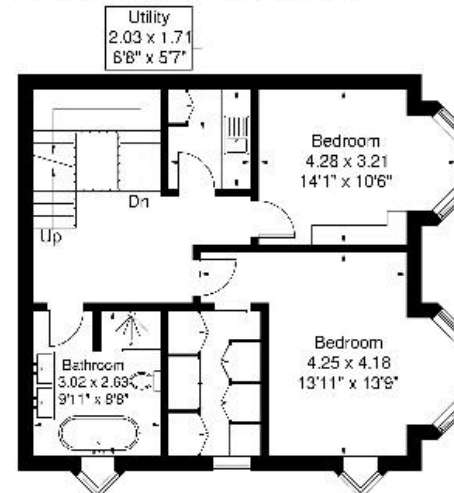
Total = 191 sq m / 2054 sq ft



Second Floor Eaves / Reduced Headroom
39.6 sq m / 425 sq ft 25.7 sq m / 276 sq ft



Ground Floor
63.3 sq m / 681 sq ft



First Floor
62.5 sq m / 672 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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