



Lynton Road, Acton, W3

Asking Price: £1,675,000

 Benham
& Reeves

Lynton Road, Acton, W3

 6 Bedroom (s)  2 Bathroom (s)  Freehold

Built up of an impressive 2934 square feet (approx.) is this stunning six bedroom Edwardian semi-detached family home. The property boasts two bright and airy reception rooms, modern kitchen with integrated appliances, dining room and utility room. The first floor welcomes four double bedrooms and a family bathroom with the second floor benefiting from two further bedrooms and a bathroom. Further benefits include front drive with pod point charging, bike storage and room for ample cars, south facing landscaped garden with a modern room/office to the rear, solar panels generating an attractive amount of energy for the property and no onward selling chain.

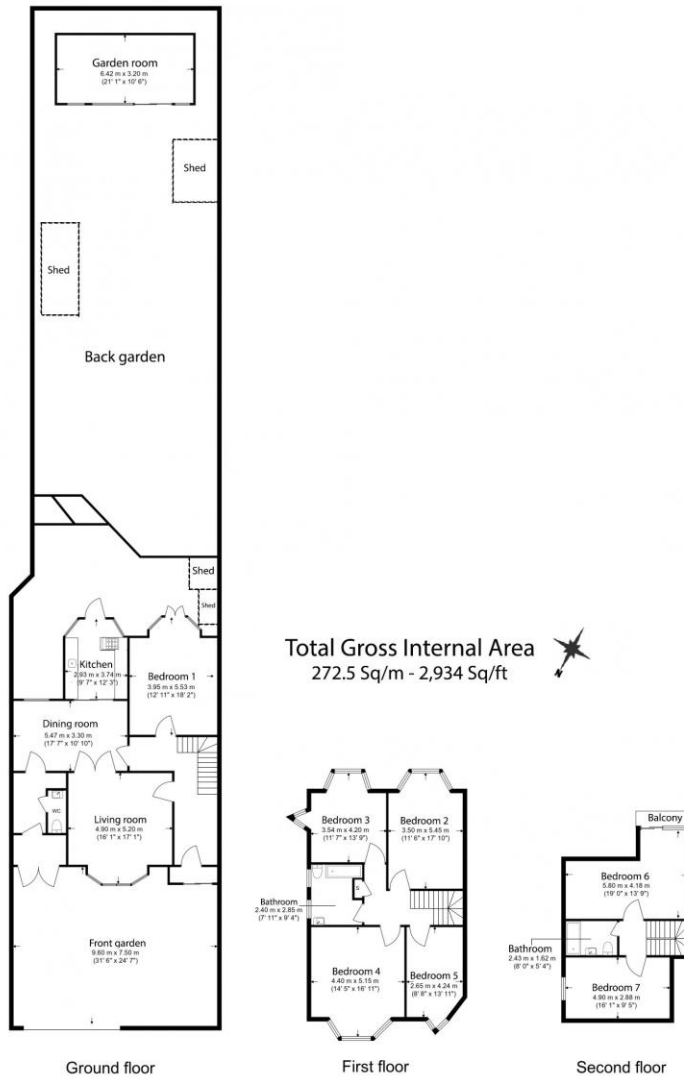
The property is located adjacent to The Japanese School on Lynton Road. Lynton Road is an established and highly sought after treelined residential location which is conveniently placed between West Acton (Central) and Ealing Common Stations (District and Piccadilly). You will also be a short stroll away from Acton mainline (Elizabeth Line) and the awaited Old Oak Common HS2. You have a great selection of local shops, restaurants and cafes at Ealing Common with the added benefit of a post office, butchers, and convenience stores. Ealing is renowned for its schooling options, with many families moving to the area to enjoy the choice of both public and private schools. St. Augustine's Priory, Twyford C of E High, Ellen Wilkinson High, The Holy Family Catholic School, Clifton Lodge, Durston House, Harvington Prep, St Benedict's and Notting Hill & Ealing High are just some of the options in close proximity.





Property Features:

- Six Bedroom Edwardian Semi Detached
- Circa. 2934 Square Feet
- Two Bathrooms
- Pod Point Charger & Solar Pannels
- Driveway For Ample Cars
- Beautifully Landscaped South Facing Garden
- Modern Garden Room/Office
- Ealing Common, West Acton & Acton Mainline Stations



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Freehold

Viewings:

All viewings are by appointment only through our Ealing Office.

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