

FLETCHERS

ESTATE AGENTS



Grasmere Avenue, W3

£1,299,999

A stunning and beautifully designed extended family house on an exceptionally wide plot and within a few minutes walk from Acton Main Line and Crossrail. To the front of the house is an elegant reception room with an original mantelpiece, working log fire and custom made leather fender and high ceilings.

Acton Central (Overground) and Acton Main Line (future Crossrail) stations are within a mile. Acton Town (District and Piccadilly) station is also close by. The property is ideal for Acton High Street and Churchfield Road with a range of cafés, restaurants and amenities.



There is an exceptionally large orangery style newly fitted kitchen which combines a great entertaining space and family kitchen. It has high ceilings and lantern light giving wonderful natural light throughout. The kitchen has handmade units and a wooden floor with underfloor heating. There is a 'state of the art' Lacanche Range, a separate bar area with built in wine fridge, separate drinks fridge and a bar sink. The kitchen doors open onto a delightful well planned garden with mature plants and trees making it feel very private and ideal for Al fresco dining.

The well thought utility room has two washing machines and a separate dryer. There is also a separate downstairs cloakroom and a ground floor wet room all immaculately presented.

There are three good bedrooms on the first floor, two of which are doubles with excellent in built cupboard space, lots of light and a garden facing family size bathroom on 1st floor.

On the top floor is a light spacious master bedroom with plenty of built in storage and an en suite shower room.

- Edwardian • Four Bedrooms • Three Bathrooms •
- Fully Extended • Garden • Close To Transport •



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Total area: approx. 181.5 sq. metres (1953.8 sq. feet)

Fletchers Chiswick Turnham
Green Sales
58 Turnham Green Terrace,
London, W4 1QP
020 8987 3000

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.