



## Balfour Road, W3

£835,000

A semi-detached three bedroom family home with off street parking and a garage. This well maintained property has a large private west facing garden and offers further potential to extend subject to the usual consents.



This mock Tudor property consists of a double reception room with original wood flooring and a modern kitchen with doors opening out to the mature west facing garden. Upstairs are three bedrooms and a recently refurbished family bathroom.

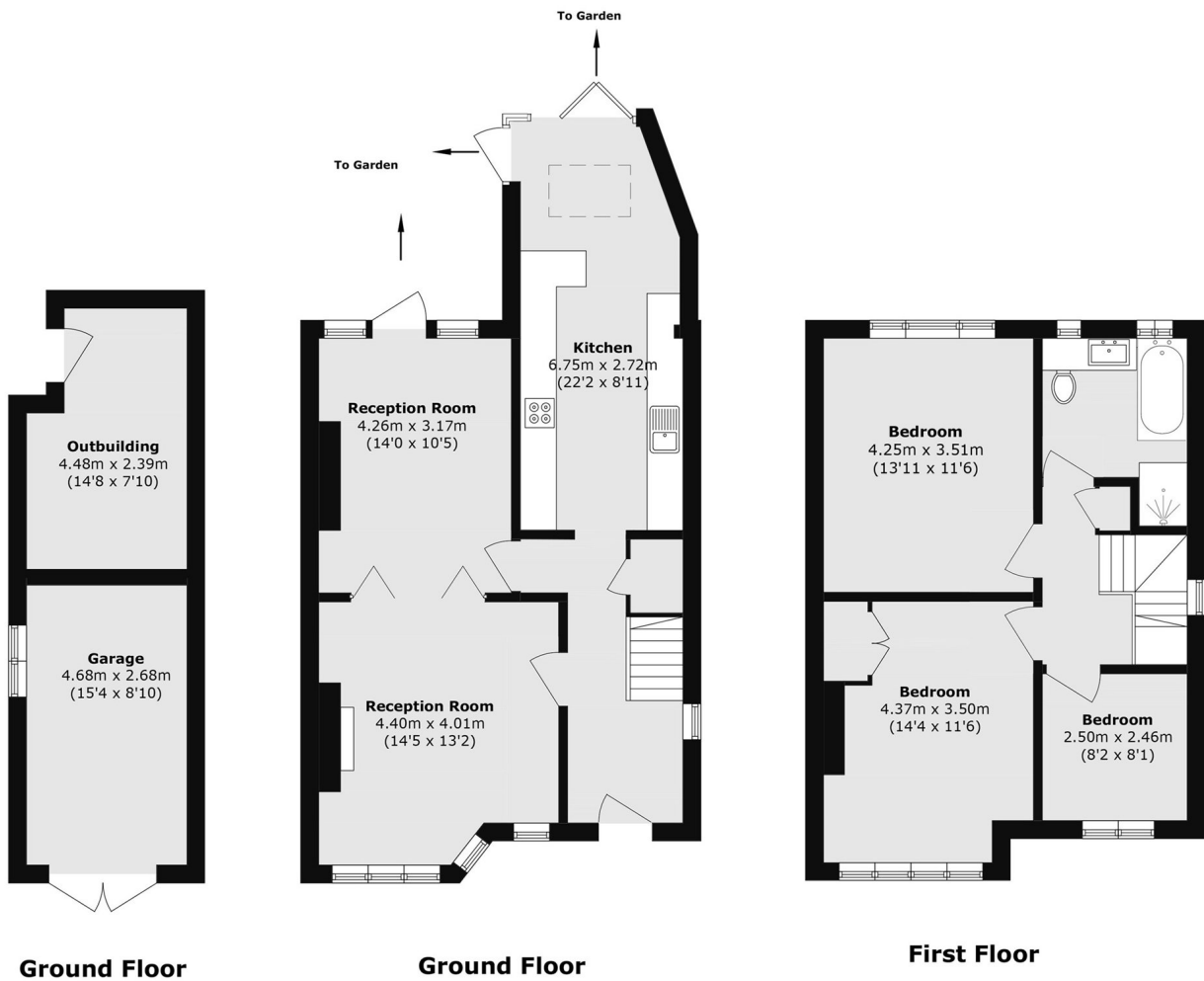
There is off street parking at the front of the property and a garage and outbuilding at the rear providing plenty of additional storage.

Balfour Road is moments from North Acton playing fields as well as the shops and amenities close to Acton Main Line station.

Balfour Road is within half a mile of both Acton Main Line (Elizabeth Line) and North Acton (Central Line) stations which provide excellent access into town.

- Three Bedrooms • Modern Bathroom • West Facing Garden •
  - Off Street Parking • No Onward Chain • Garage •
-





Total area (approx.): 110.9 sq. m (1193.7 sq. ft)  
Garage area (approx.): 12.5 sq. m (134.5 sq. ft)  
Outbuilding area (approx.): 10.9 sq. m (117.3 sq. ft)

Robertson Smith & Kempson Acton Sales  
137 High Street, Acton,  
London, W3 6LY  
020 8896 3996  
actonsales@robertsonsmithandkempson.co.uk

Energy Rating: C. 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.