



## Cecil Road, W3

Beautifully presented end-of-terrace four-bedroom family home spanning approximately 1,410 sq ft across three floors, ideally positioned in a quiet and peaceful no-through-road setting.

The property features a bespoke open-plan kitchen/dining room with central island, a separate front reception room, family bathroom, and guest WC. The kitchen opens directly onto a generous south-facing rear garden extending to approximately 57'5", complete with a useful outbuilding.

The first floor comprises three well-proportioned bedrooms, while the loft-converted second floor provides a further spacious bedroom with useful eaves storage.

Additional benefits include new double glazing throughout, new shutters, off-street parking for up to three vehicles, and further scope to extend (subject to the usual planning consents).

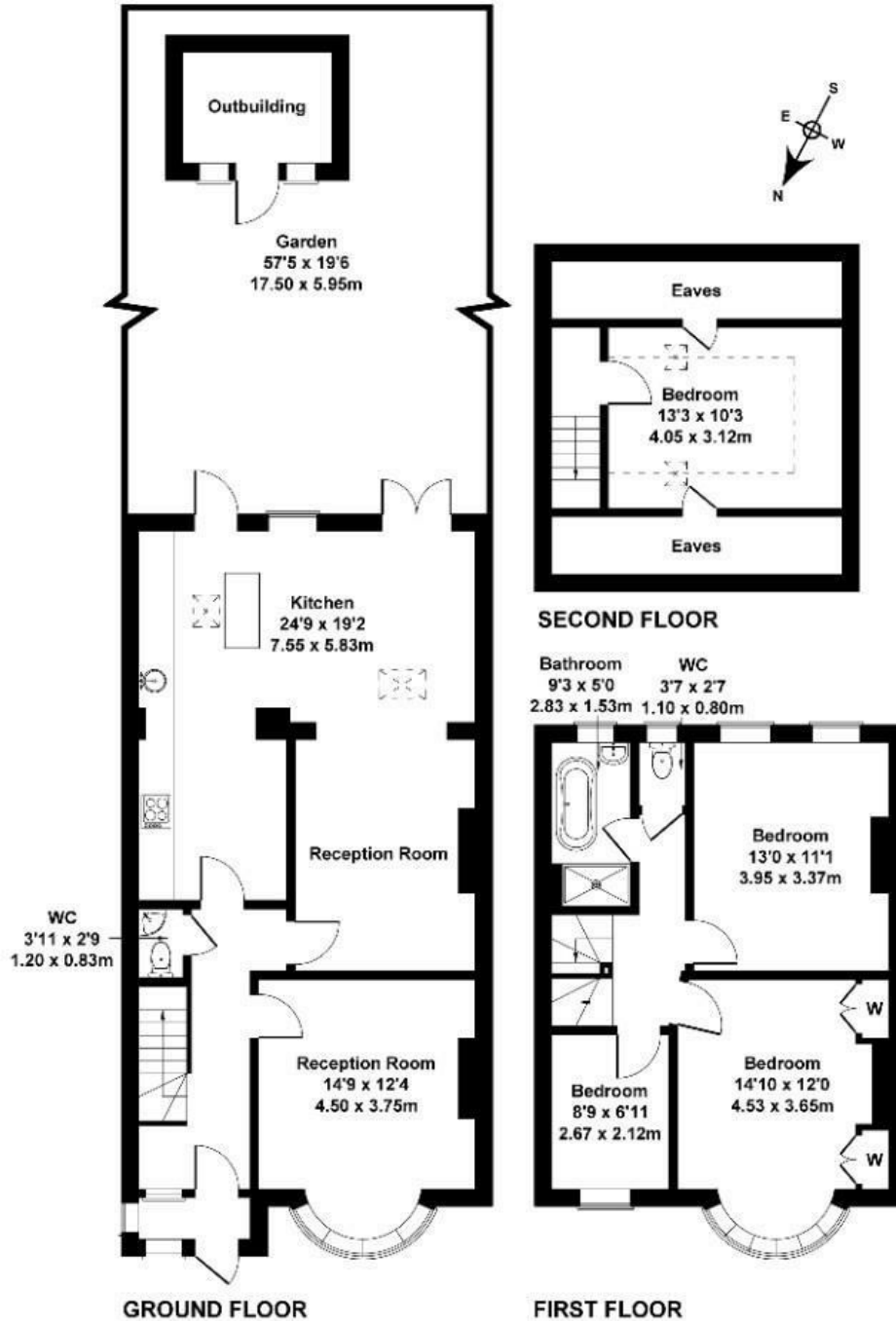
Combining excellent family accommodation with a tranquil location, this attractive home offers a rare opportunity to acquire a spacious property in a sought-after area.

- Beautifully presented family end of terrace home
- Four bedrooms
- Open-plan kitchen/dining area
- Separate reception room
- South facing rear garden
- Off-street parking for up to three vehicles
- Acton Mainline and North & West Acton Stations (Crossrail Elizabeth Line & Central Line)
- Outstanding Ofsted rated schools nearby
- EPCD
- Popular green spaces nearby

£890,000

# Cecil Road

Approximate Gross Internal Area  
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>	58		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		