



## Avenue Road, W3

£985,000

A semi detached Victorian family home located in the popular Mill Hill Conservation Area. The property is full of character and original features and has a large rear garden offering potential to extend subject to the usual consents.



This pretty period property consists of a bay fronted reception room with feature fireplace and original wood flooring, a second reception room and a kitchen/dining room with doors opening out to the large mature garden at the rear. Upstairs are two double bedrooms, a large family bathroom and a further loft room.

Centrally located in the popular Mill Hill Park Conservation Area the house is also located close to a number of excellent local schools including the popular Ark Academy.

Avenue Road is moments from Acton Town station and within half a mile of South Acton station both of which offer excellent access into town.

- Mill Hill Conservation Area • Two Reception Rooms • Two Bedrooms •
  - Large Garden • Close To Station • Loft Room •
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Total area (approx.): 125.6 sq. m (1352.0 sq. ft)  
(Excluding Eaves)

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