



CECIL ROAD, ACTON, LONDON, W3

Guide Price: **£800,000**



 Leslie & Co





About the property

Nestled in the heart of Acton, we are pleased to present a rare opportunity to acquire a delightful freehold family home. This charming house offers a perfect blend of character and potential, spread across a generous 1100+ square feet of living space.

The property is presented in immaculate condition, allowing the new owners to move in without the immediate need for renovation, whilst still offering ample scope to modernise and add their personal touch. Additionally, there is potential to extend (subject to planning permission), adding both space and value to this already attractive home.

Set back from the road, the house boasts beautiful private gardens to the front and rear, providing a tranquil oasis in the city. The rear garden also features a sizeable outbuilding, ideal for storage or conversion into a home office or workshop.



Key features

- Lovely Freehold Family Home
- Immaculate Condition with Opportunity to Modernise
- Extension Potential (STPP)
- Beautiful Private Front & Rear Gardens
- Over 1100 Sq Ft
- Excellent Transport Links
- Close to Wonderful Parks
- Fantastic Range of Schools Nearby

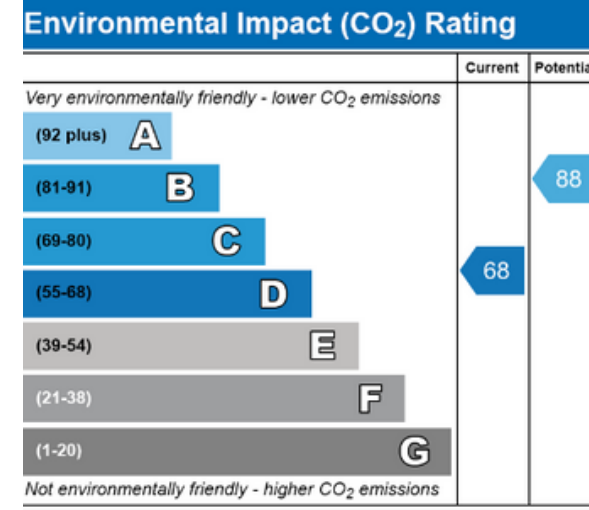
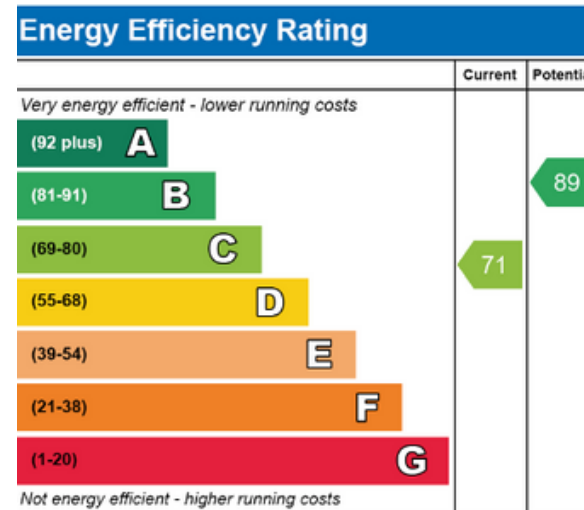
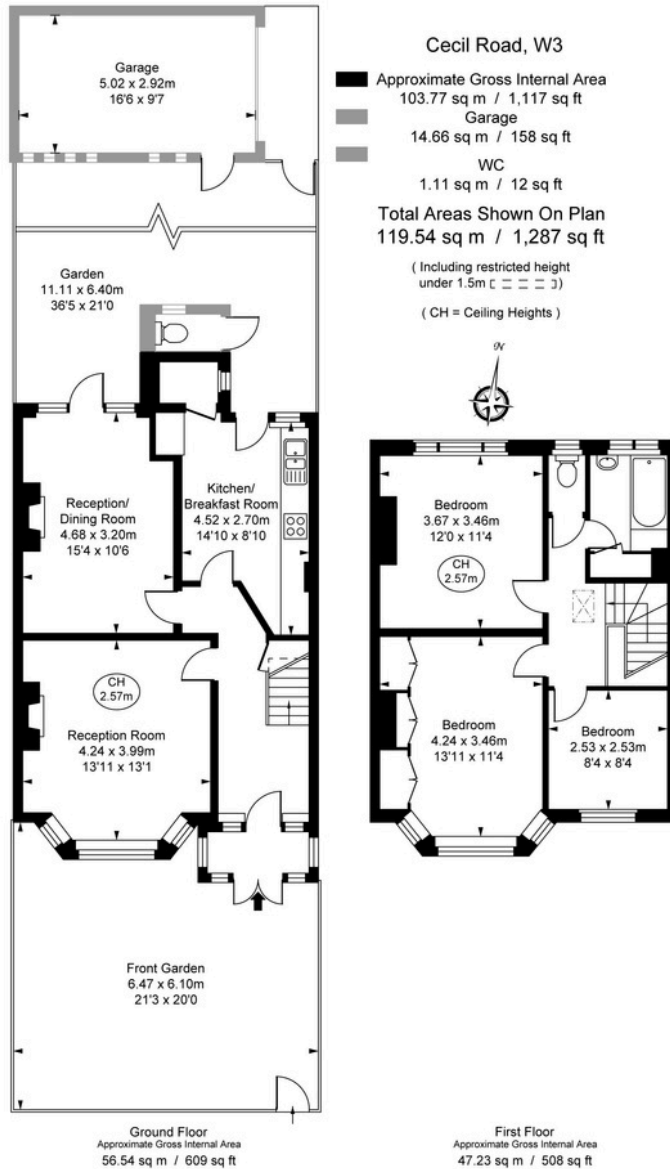
Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£800,000**



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This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Future Performance