



Immaculately presented, recently refurbished family home situated on a popular residential street

**Meon Road, Acton, London, W3**

Guide Price £1,250,000 Freehold

**savills**



### Local Information

Meon Road is situated in South Acton, a quiet residential area on the borders of Chiswick. The area is incredibly popular due to the excellent Ark Priory School nearby. The Overground runs from South Acton Train Station. The E3 bus stop at the end of the road serves Chiswick and Turnham Green Station (district line) approximately every 7 minutes. As does the 440 which heading northward stops at Acton Mainline (Elizabeth Line – Bond Street approx. 15 mins)

### About this property

Having undergone significant extension and refurbishment, this immaculate, five bedroom family house is presented in fabulous condition throughout, on a sought after road.

The ground floor offers a fabulous reception room off the spacious hallway. This superb room boasts high ceilings, stylish wooden floors and a large three-tiered bay window providing plenty of light. The kitchen is entered via the hallway, and again has fabulous proportions.

The current owners have achieved significant ceiling height and have completed a successful side return. The kitchen boasts many modern appliances including a range cooker and wine fridge, bespoke cabinetry, American style fridge and large bi-folding doors leading out to a private garden, which creates a merged indoor/outdoor entertaining area. The layout of the kitchen incorporates the original rear reception area, providing a play room/study or TV room straight from the kitchen.

The ground floor also provides a large utility room and a cloakroom.

Upstairs, the first floor houses a large principle bedroom at the front of the house with large windows creating an abundance of natural light. There are two further bedrooms with views out to the tranquil garden plus a stylish family bathroom.

The second floor houses a further two fabulous bedrooms; with the main room enjoying extensive views from the Juliet balcony.

Overall the house has been beautifully designed throughout, a clever blend of tradition and contemporary features with meticulous attention to detail.

### Tenure

Freehold

### Local Authority

Ealing

### Council Tax

Band = F

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chiswick Office.  
Telephone: +44 (0) 20 8987 5550.

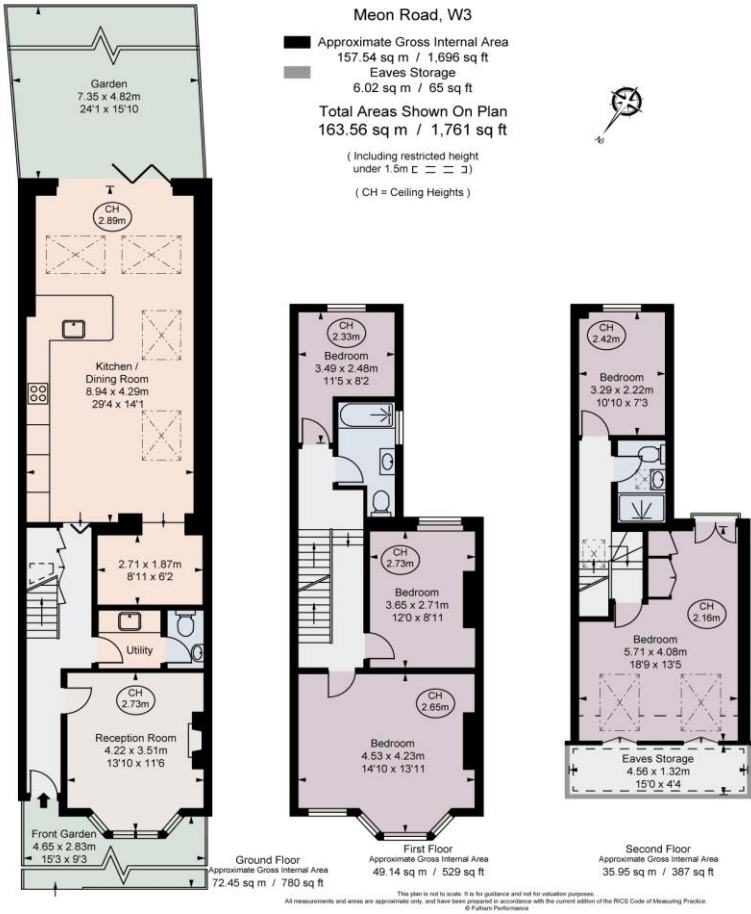






Meon Road, Acton, London, W3  
Gross Internal Area 1,761 sq ft, 163.6 m<sup>2</sup>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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