







 3 Bedrooms |  2 Receptions |  1 Bathrooms |  EPC Current D

Helliwell and Co. are excited to present this bright and spacious semi-detached family home, which has been newly decorated throughout and is available unfurnished. As you step through the welcoming hallway, you'll be greeted by a stunning double-aspect reception room, flooded with natural light, offering the perfect space for relaxation or entertaining. The well-equipped kitchen features integrated appliances, while the newly built conservatory leads out to a charming garden offering a peaceful retreat, complete with a handy storage shed.

Upstairs, the home continues to impress with two generously sized double bedrooms, a third cosy single bedroom, and a modern family bathroom with a separate WC. The property also boasts beautiful feature fireplaces, plentiful storage, and a new neutral décor throughout, allowing you to make this house your own.

Nestled in the desirable Poets Corner area of Acton, Messaline Avenue is ideally situated just a short stroll from Acton Park and the renowned Park Club. The shops, bars, and restaurants of Churchfield Road and Acton High Street are also within easy reach. Plus, with the Elizabeth Line nearby, commuting into central London couldn't be easier.

- Families Only
- Bright and Spacious Throughout
- Three Bedrooms
- Holding Deposit (1 weeks rent): £623.00
- Long Term (12-24months+)
- Semi-Detached House
- Double Aspect Reception
- Ample Storage & Large Private Garden
- Security Deposit (5 weeks rent): £3,115.38
- Council Tax Band E

MESSALINE AVENUE

Approximate Gross Internal Area
1182 sq ft / 109.81 sq m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 510 SQ FT



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.