



## Agnes Road, W3

£4,150

Situated on a sought-after residential street in Acton, this exceptional four-bedroom semi-detached home combines generous living space with contemporary style. Finished to a high specification throughout, the property features premium fixtures, modern technology, and an abundance of natural light from large windows throughout the home. The spacious reception room offers an ideal setting for relaxing or entertaining, while the stylish eat-in kitchen provides ample space for dining and everyday living. All four double bedrooms are well-proportioned with built-in storage, including a superb principal suite with en suite bathroom. Two further bathrooms and a downstairs WC add convenience for family living. Outside, the property benefits from a large private garden, perfect for outdoor dining and entertaining.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100 kWh/m <sup>2</sup> /year 100% <b>A</b>		100 g/m <sup>2</sup> /year 100% <b>A</b>	
100 kWh/m <sup>2</sup> /year 100% <b>B</b>		100 g/m <sup>2</sup> /year 100% <b>B</b>	
100 kWh/m <sup>2</sup> /year 100% <b>C</b>		100 g/m <sup>2</sup> /year 100% <b>C</b>	
100 kWh/m <sup>2</sup> /year 100% <b>D</b>		100 g/m <sup>2</sup> /year 100% <b>D</b>	
100 kWh/m <sup>2</sup> /year 100% <b>E</b>		100 g/m <sup>2</sup> /year 100% <b>E</b>	
100 kWh/m <sup>2</sup> /year 100% <b>F</b>		100 g/m <sup>2</sup> /year 100% <b>F</b>	
100 kWh/m <sup>2</sup> /year 100% <b>G</b>		100 g/m <sup>2</sup> /year 100% <b>G</b>	
Not energy efficient - Higher heating costs		Not environmentally friendly - Higher CO <sub>2</sub> emissions	
England & Wales	2008/11/EC	England & Wales	2008/11/EC