Rolfe East







Friars Place Lane, Acton, W3 7AW

Guide Price £999,950

- Four-bedroom semi-detached family home (Including outbuilding)
- Off-street parking for multiple vehicles
- Close to Acton Park, local schools and Churchfield Road
- Huge potential to extend (STPP)
- Separate outbuilding
- Excellent transport links
- Large, mature rear garden
- Air conditioning unit
- Sought-after residential location in Acton

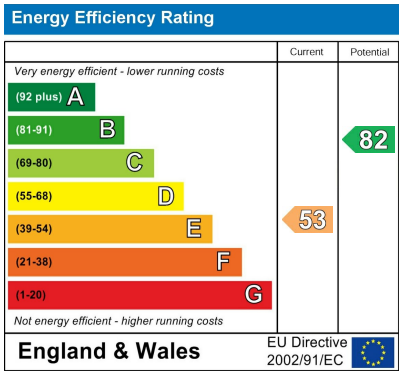
66 High Street, W3 6LE
020 8993 7755

acton@rolfe-east.com
https://www.rolfe-east.com/



Viewings

Viewings by arrangement only.
Call 020 8993 7755 to make an appointment.



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Council Tax Band: F

HUGE POTENTIAL FOR EXTENSION S.T.P.P.! A fantastic opportunity to acquire this generously proportioned four-bedroom semi-detached family home (Including outbuilding), ideally positioned in a sought-after residential location in Acton. Offering excellent existing accommodation, a generous mature garden, off-street parking for multiple vehicles and a separate outbuilding, the property presents exciting potential for further enhancement and extension, subject to the necessary planning consents.

The property offers an excellent opportunity for buyers looking to create their ideal family home, with plenty of scope to add value and make the most of the generous space on offer. The location is equally appealing, with an excellent selection of transport links nearby, including East Acton Underground Station (Central Line), Acton Central Overground Station and Acton Main Line (Elizabeth Line), providing convenient connections across London and beyond.

There is a choice of well-regarded local schools nearby, while Acton Park offers a wonderful green open space to enjoy. The ever-popular Churchfield Road is also within easy reach, boasting an eclectic mix of independent coffee shops, artisan bakeries, restaurants and gastro pubs.

For motorists, the A40 provides convenient access into Central London and towards Heathrow Airport.

this is an exciting opportunity to secure a spacious family home in a well-connected Acton location, with fantastic potential to create something truly special.























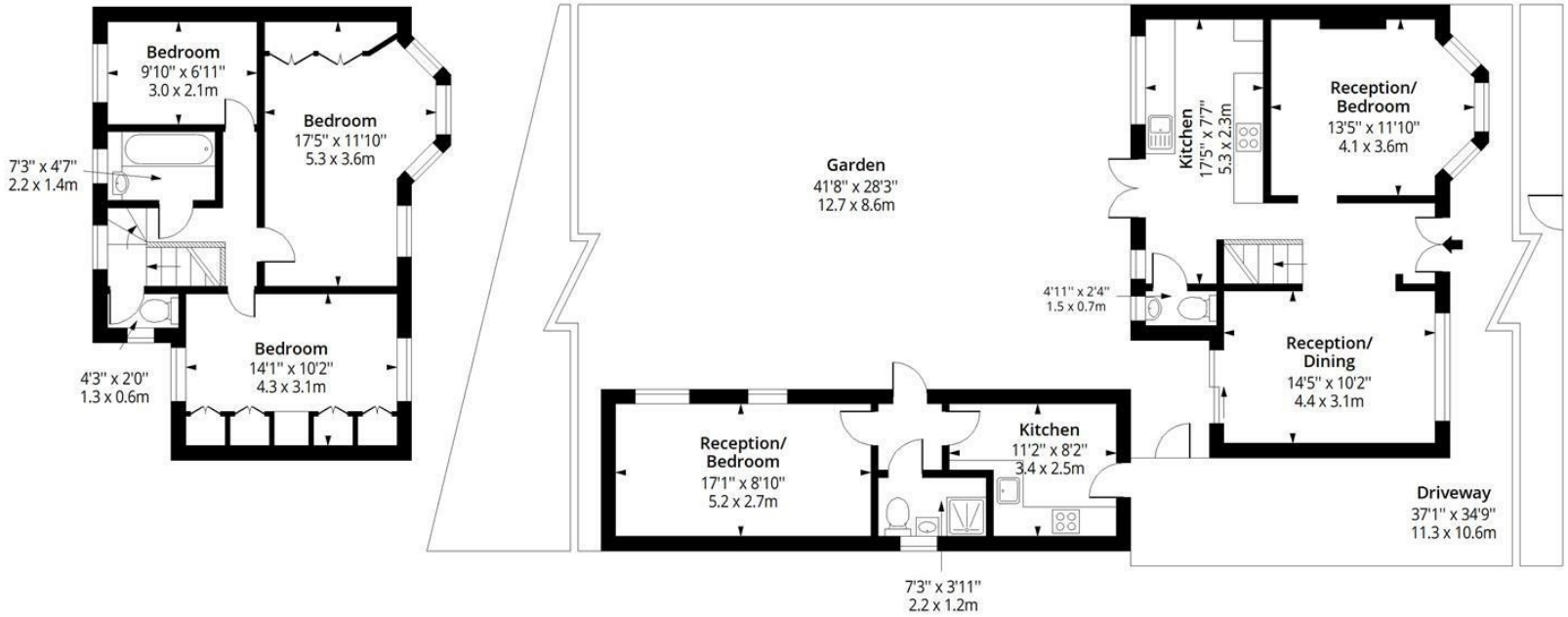






Friars Place Lane W3

Approx. Gross Internal Area 1050 Sq Ft - 97.55 Sq M
Approx. Gross Out Bilding Area 296 Sq Ft - 27.50 Sq M



First Floor

Floor Area 525 Sq Ft - 48.77 Sq M

Ground Floor

Floor Area 525 Sq Ft - 48.77 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/11/2026

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