

# Rolfe East



## Noel Road, Acton, W3 0JS

Offers In Excess Of £700,000

- Semi Detached
- Three WC's
- Walking distance to the Elizabeth line
- No chain
- Four bedrooms
- Plenty of storage
- Generous rear garden with LARGE SUMMER HOUSE - With en-suite and electricity.
- Two bathrooms
- Two minute walk to West Acton tube - Central line
- Potential to extend STPP

66 High Street, W3 6LE  
020 8993 7755

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<https://www.rolfe-east.com/>

# 96 Noel Road, Acton W3 0JS

A well-presented, mature and generously proportioned four-bedroom semi-detached residence, featuring an impressive rear garden with a fully functional summer house. The summer house benefits from its own en-suite facilities, water supply and electricity, making it ideal for guest accommodation, a home office or leisure use.

Ideally located on a highly sought-after residential road in West Acton, the property is just moments from West Acton Tube Station, Ealing Common and the The Japanese School.

The accommodation further benefits from two bathrooms, three WCs, double glazing and gas central heating. There is also excellent potential to extend, subject to the usual planning consents.

Early internal inspection is highly recommended. No onward chain!



Council Tax Band: D









# Viewings

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



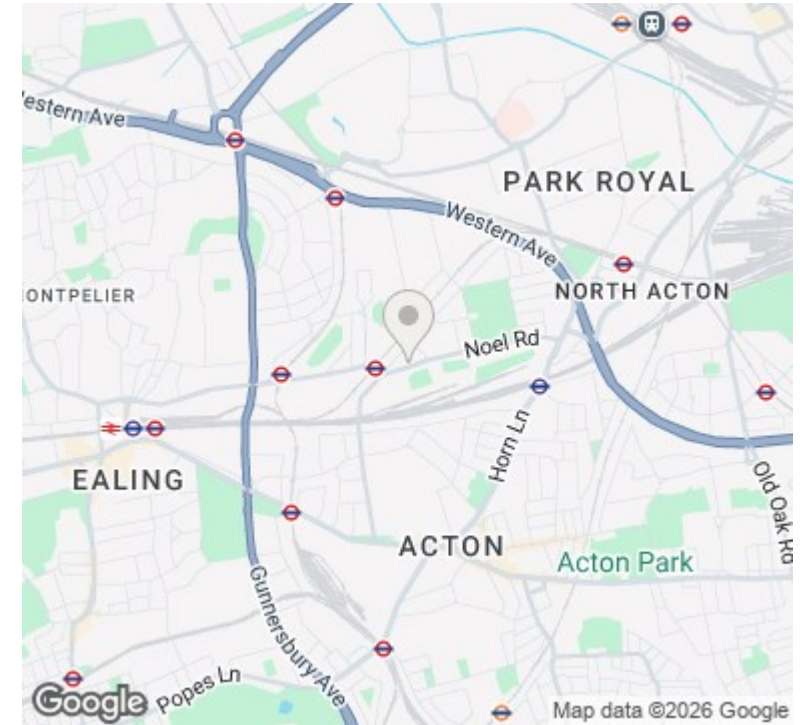
APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 1210 SQ FT/ 112 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 1012 SQ FT/ 94 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the condition or efficiency can be given.

PROPERTY PHOTO PLANS

# Directions



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	