

# Rolfe East



**Boston Gardens, Brentford, TW8 9LR.**

**Asking Price £830,000**

- Superb semi detached family home
- Stunning through lounge/diner
- Lovely garden (southerly aspect)
- Large family shower room
- Beautifully presented

- 0.2 of a mile from Boston Manor tube station
- Three spacious bedrooms
- Extension potential (subject to consents)
- Additional downstairs WC
- Must be viewed



A beautifully presented three bedroom semi detached family home with a wonderful garden and parking, superbly located for Boston Manor tube station and many highly regarded local schools.

Situated on a highly sought after tree lined road, the property has a lovely layout with spacious, light and bright accommodation comprising a welcoming hallway, a large through lounge/dining room, a kitchen breakfast room and also a downstairs WC. Upstairs, there is the landing with access to a spacious loft which could offer further extension potential (subject to gaining planning consents), a family shower room and then the three spacious and well proportioned bedrooms. Outside, to the front, the property boasts off street parking and an EV charger point whilst to the rear, there is a beautiful private rear garden of a southerly aspect, ideal for families who enjoy entertaining on those long summer's evenings.

Well located, the property is less than 0.2 of a mile from Boston Manor Underground station whilst Hanwell station (with its Elizabeth Line) is within easy reach. Families will have a choice of highly regarded schools including Gunnersbury Catholic school (rated Outstanding by Ofsted), Elthorne Park High and Little Ealing Primary. Boutique shops and coffee shops in Northfields and Boston Manor are within easy reach, whilst Ealing Broadway's main shopping centre is a short bus hop away (E8) with stops nearby. The area is home to many beautiful parks including Blondin, Gunnersbury, Boston Manor and Elthorne Parks.

 3  1  2  D

Council Tax Band: E





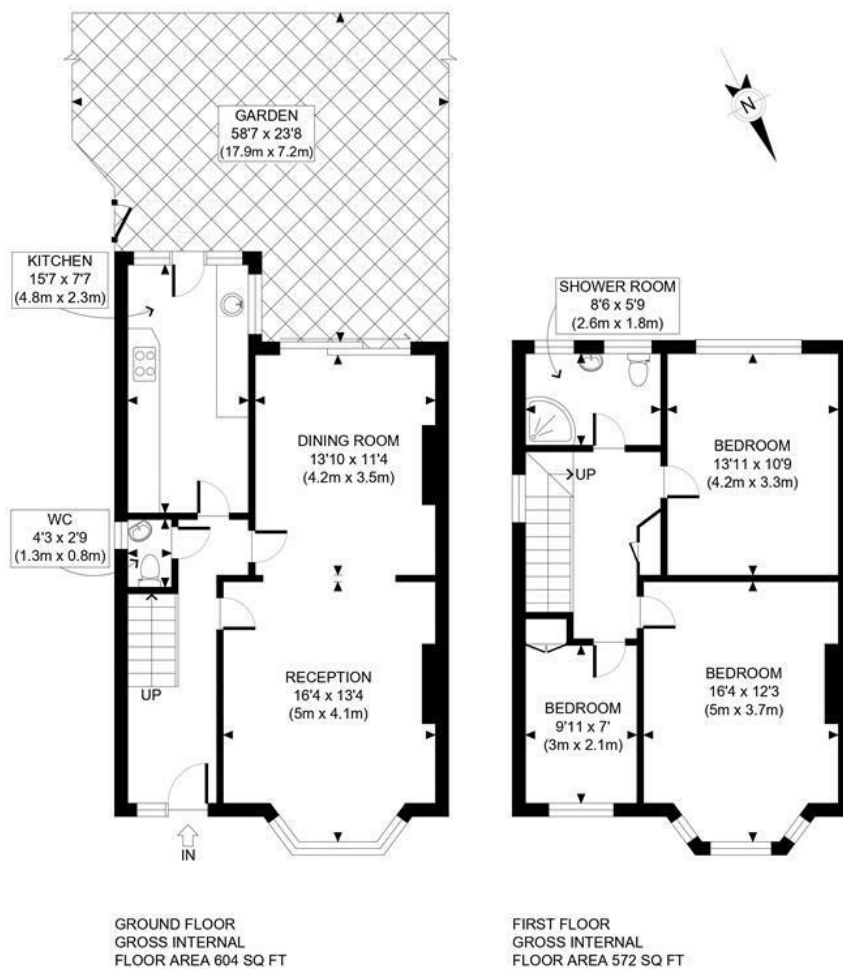












APPROX. GROSS INTERNAL FLOOR AREA: 1176 SQ FT/ 109 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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 operability or efficiency can be given.

## EPC Rating: D

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>	<b>57</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	

