

Rolfe East



Green Dragon Lane, TW8

£525,000 Freehold

- Two bedroom/two bathroom family home
- Front and rear gardens
- Kitchen/breakfast room
- Close to Brentford Station
- Allocated parking
- Garden room
- Downstairs shower room
- Multiple public transport options

A chance to purchase this well presented and well located two bedroom/two bathroom freehold family home with allocated parking, situated conveniently for a number of public transport options and schools.

The property boasts spacious accommodation and comprises a welcoming hallway, downstairs shower room with WC, a smart kitchen/breakfast room, a dining room and a lounge area. Upstairs, there are two double bedrooms and a lovely family bathroom. There is also very useful loft storage space. Outside, there are front and rear gardens. The rear garden is spacious and has a seating area and generous size lawn, and there is also the added benefit of a large garden room to the rear.

Well located, Brentford railway station is a very short walk away giving fast access into Waterloo, whilst South Ealing tube station (Piccadilly line) is a 15 minute walk or a short bus ride away on the 65 bus, as is Ealing Broadway with the many shops, restaurants and station with the excellent Elizabeth line and Central & District lines too!. Brentford itself is part of a huge regeneration project, which includes a new High Street with pleasant bars and restaurants and areas along the water for leisure pursuits. This property must be viewed so call Rolfe East today!



Council Tax Band: D D



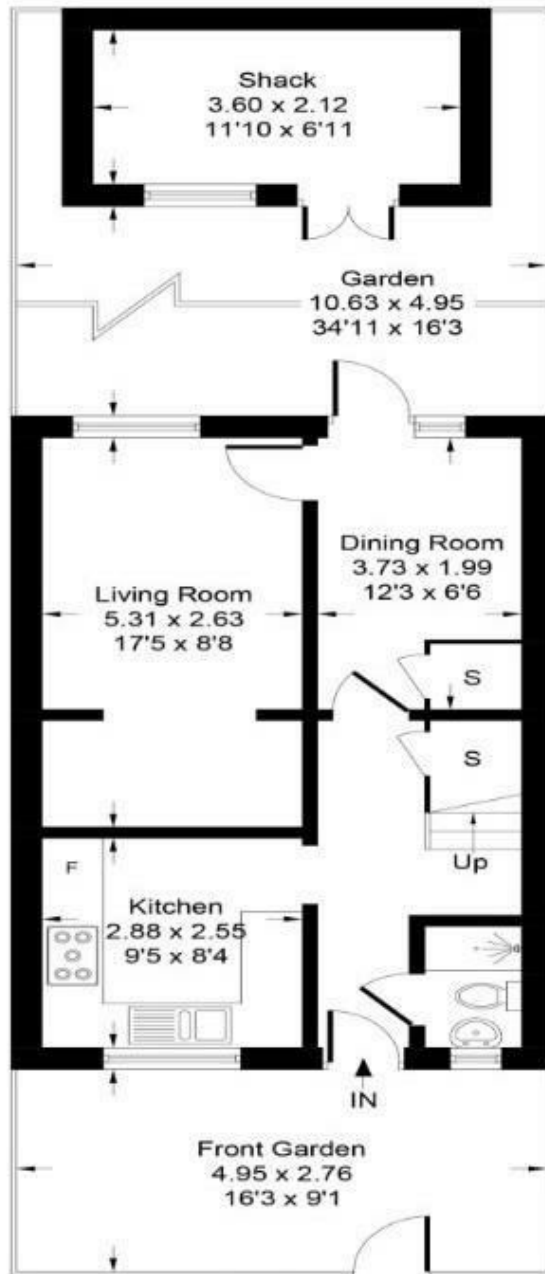




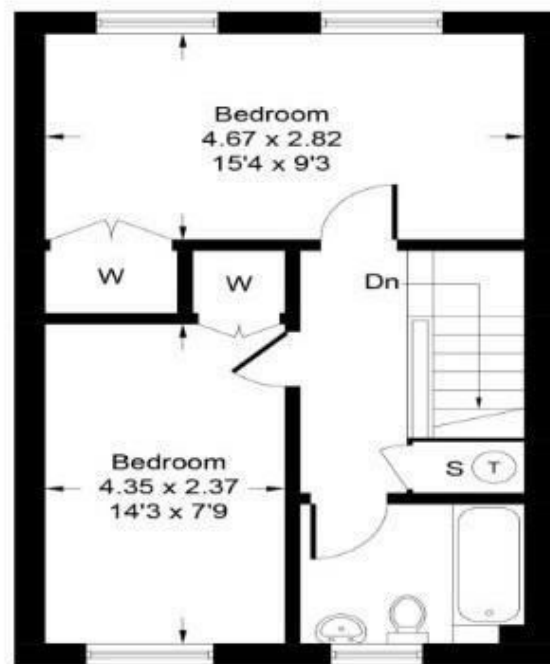
Approximate Gross Internal Area = 78.35 sq m / 843 sq ft

Shack = 7.76 sq m / 84 sq ft

Total = 86.11 sq m / 927 sq ft



Ground Floor



First Floor

Ist every attempt has been made to ensure the accuracy of the floor plan contained here; measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 