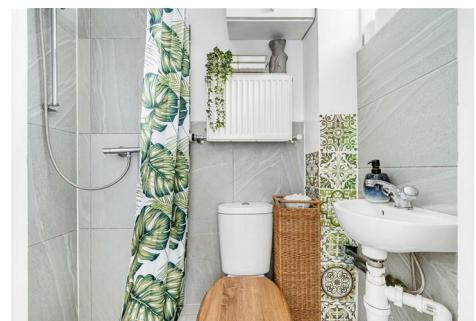


Rolfe East



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

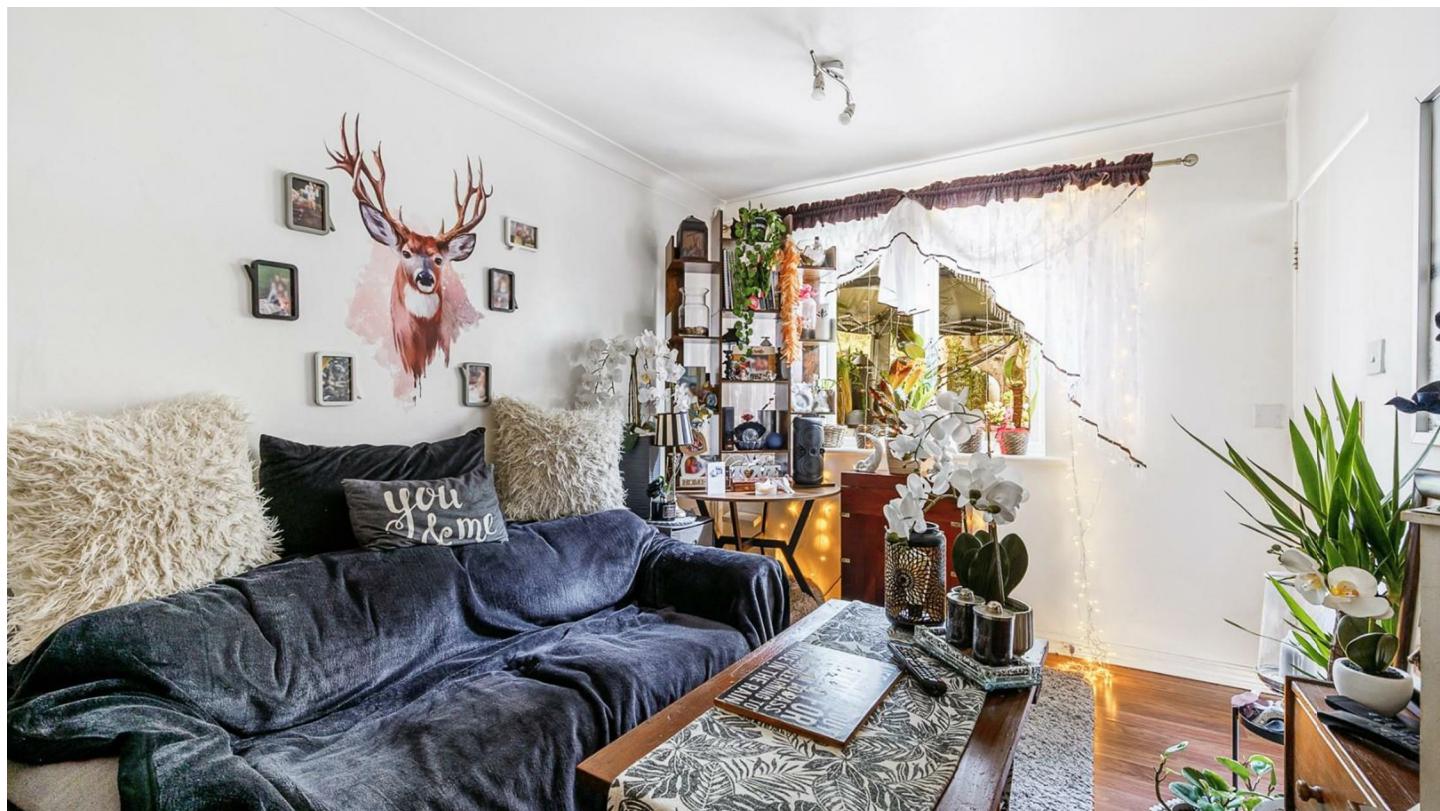
A chance to purchase this well presented and well located two bedroom/two bathroom freehold family home with allocated parking, situated conveniently for a number of public transport options and schools.

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!



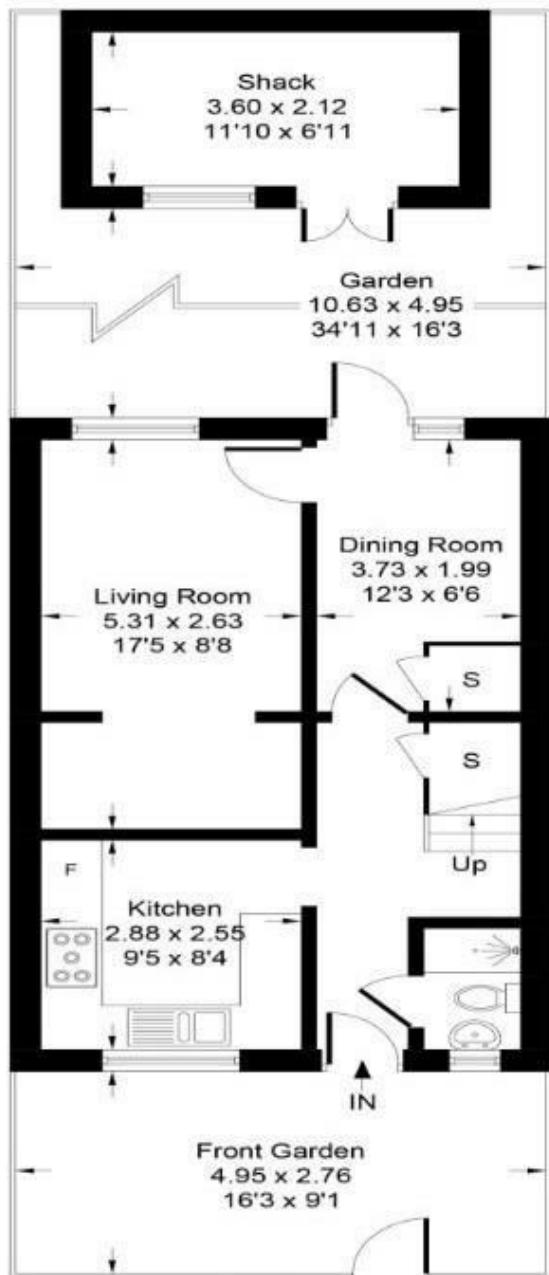
Council Tax Band: D D



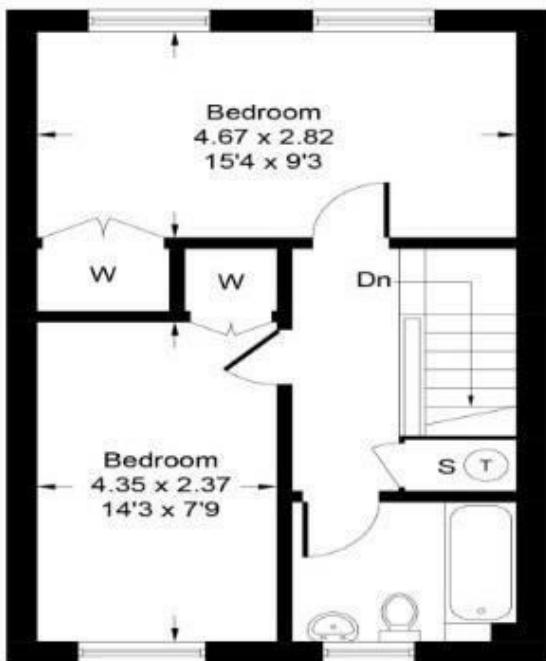




Approximate Gross Internal Area = 78.35 sq m / 843 sq ft
 Shack = 7.76 sq m / 84 sq ft
 Total = 86.11 sq m / 927 sq ft



Ground Floor



First Floor

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