

# Rolfe East



**Boston Park Road, Brentford, TW8 9JF.**

**£650,000 Freehold.**

- Spacious end terrace family home
- Three reception rooms
- Close to Northfields tube station (Piccadilly)
- Freehold
- Three double bedrooms
- Close to Brentford station
- Lovely rear garden
- Chain Free Sale

Brought to the market and sold without any onward chain, is this very spacious three double bedroom freehold family home, located just moments from Brentford station and Northfields, offering excellent living space with potential to extend further still.

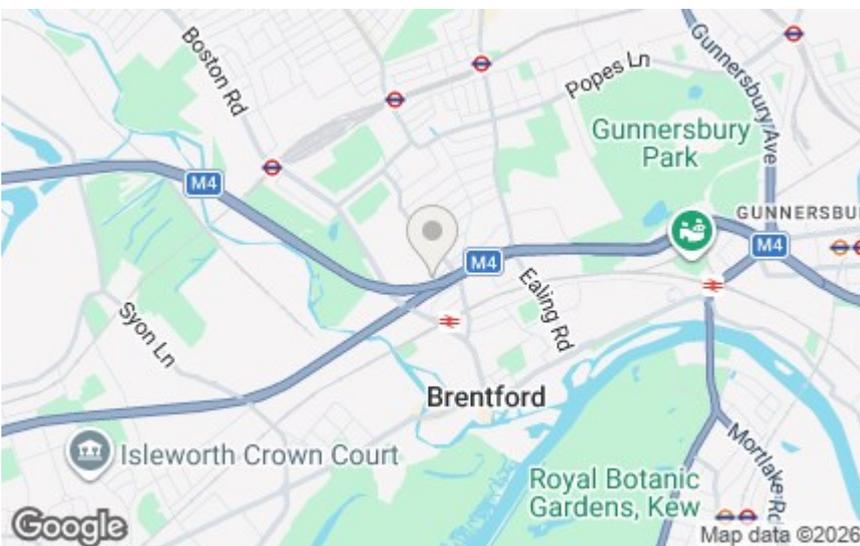
The house offers generous room sizes, so would suit an established or growing family with accommodation comprising a welcoming hallway, three spacious reception rooms which include a through lounge and dining room and a breakfast room off of the kitchen. Upstairs, there is a landing with access to the loft space and three well proportioned double bedrooms and a family bathroom. Outside, there is a secluded rear garden with newly fitted composite decking leading to the lawn with plenty of space for entertaining, perfect for those long balmy summer days.

Well located, Brentford railway station is a very short walk away giving fast access into Waterloo, whilst Northfields and Boston Manor tube stations (Piccadilly line) are both less than a mile away, giving easy access to Heathrow Airport and Central London. Bus links to Ealing Broadway with the many shops, restaurants and station with the excellent Elizabeth line and Central & District lines are nearby 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 river for leisure pursuits. This property must be viewed so call Rolfe East today!



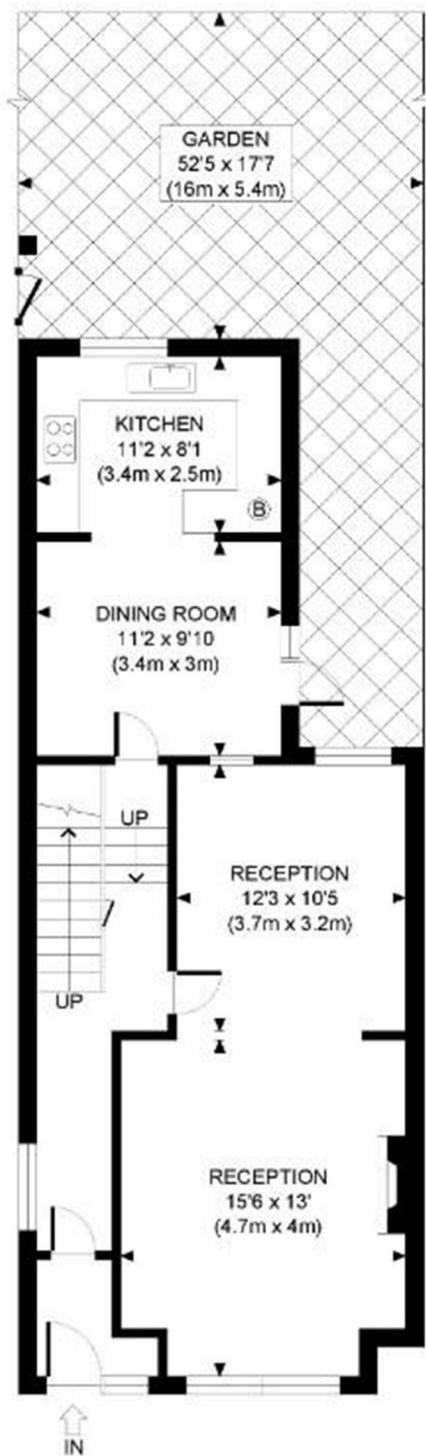
Council Tax Band: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Rolfe East



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 679 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 646 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1325 SQ FT/ 123 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client.