

Rolfe East



Avenue Road, Brentford, TW8 9NS

£799,950 Freehold.

- Victorian family home
- Two bathrooms
- Brentford/Ealing borders
- Three WC's

- Four bedrooms
- Highly sought after road
- Chain free sale
- Freehold

289 Northfield Avenue, Ealing, W5 4XB
020 8579 1111

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

A very well presented four bedroom Victorian family home, situated on this highly sought after road on the Ealing/Brentford borders, brought to the market and sold without any onward chain.

The property blends contemporary design with period features such as fireplaces, sash windows, high ceilings and wood flooring and the rooms are light, bright and spacious. The accommodation is arranged over three floors and the ground floor comprises a welcoming hallway, a front facing lounge, a dining room, a well appointed 18ft kitchen and a downstairs WC. On the first floor, there are two double bedrooms and a family bathroom whilst on the second floor, there are a further two bedrooms with one having an en suite shower room. Outside, there are lovely gardens to the front, side and rear with the rear garden being in excess of 70ft and boasting two lovely seating areas, two sheds and a lawn.

Well located, the property is close to many highly regarded schools and also benefits from being within easy reach of the many boutique shops, restaurants and deli's of Northfields and South Ealing. Northfields underground station is less than 0.7 of a mile away giving fast Piccadilly line access in to Central London and out to Heathrow whilst Brentford mainline station is just 0.4 of a mile away (to Waterloo) with Brentford's regenerated High Street and River Thames a short walk away.



Council Tax Band: E





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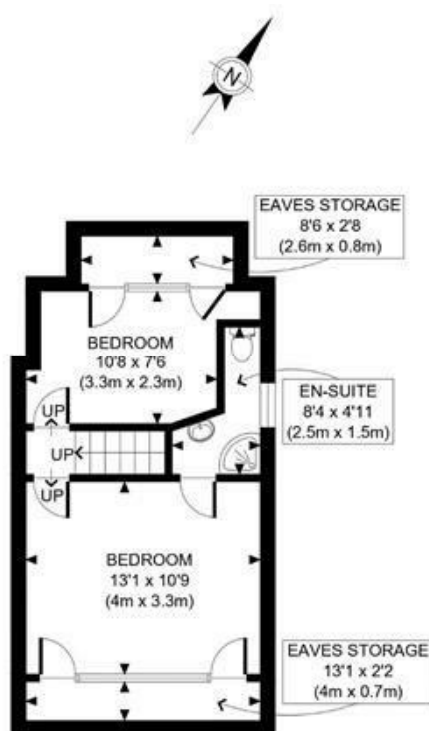




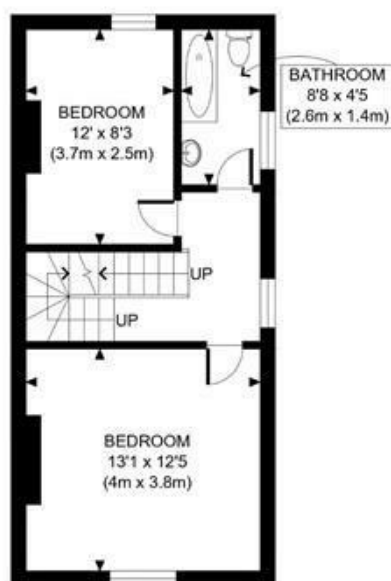
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 584 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 338 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 278 SQ FT

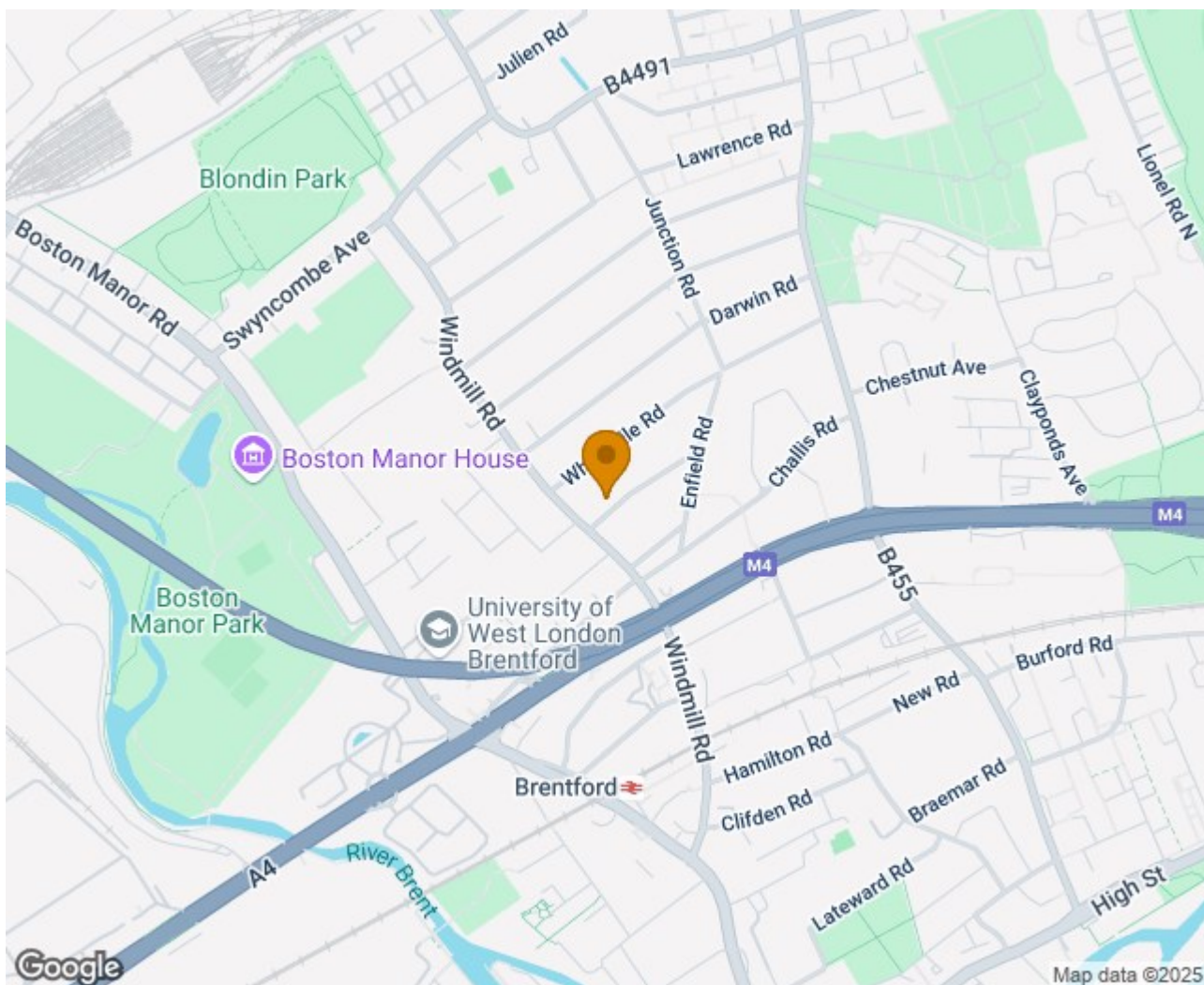


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 396 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1318 SQ FT/ 122 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1258 SQ FT/ 117 SQM

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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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E

Viewings

Viewings by arrangement only.
Call 020 8579 1111 to make an appointment.