

# Rolfe East



**Boston Gardens, Brentford, TW8 9LW**

**£899,950 Freehold.**

- Superb extended semi detached family home
- Fantastic double garage
- Three reception rooms
- Two bathrooms
- Well presented
- Chain free sale
- 0.2 of a mile from Boston Manor Station (Piccadilly Line)
- Extended kitchen/breakfast room
- Third WC
- Must be viewed



Brought to the market and sold without any onward chain, is this very well presented and extended semi detached family home, superbly located for Boston Manor tube station and many highly regarded local schools.

Boston Gardens is a highly sought after tree lined road, and this particular semi detached house has been extended and has a superb double garage. The property has a lovely layout with spacious, light and bright accommodation comprising a welcoming hallway, two spacious reception rooms, a third sitting room overlooking the garden and an extended kitchen breakfast room. There is also a downstairs WC off of the hall and a very useful ground floor shower room (also with a 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 bathroom which has a shower and a bath and then the three well proportioned bedrooms, all with built in wardrobes.

Outside, to the front, there is a spacious front garden, whilst to the rear, there is a private and well presented rear garden with a paved areas and lawn which leads to quite super double garage ideal for parking, or could also be used as a home office, gym, or garden bar/games room - this must be viewed!

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 shorth bus hop away (E8) with stops nearby. The area is home to many beautiful parks including Blondin, Gunnersbury, Boston Manor and Elthorne Parks.











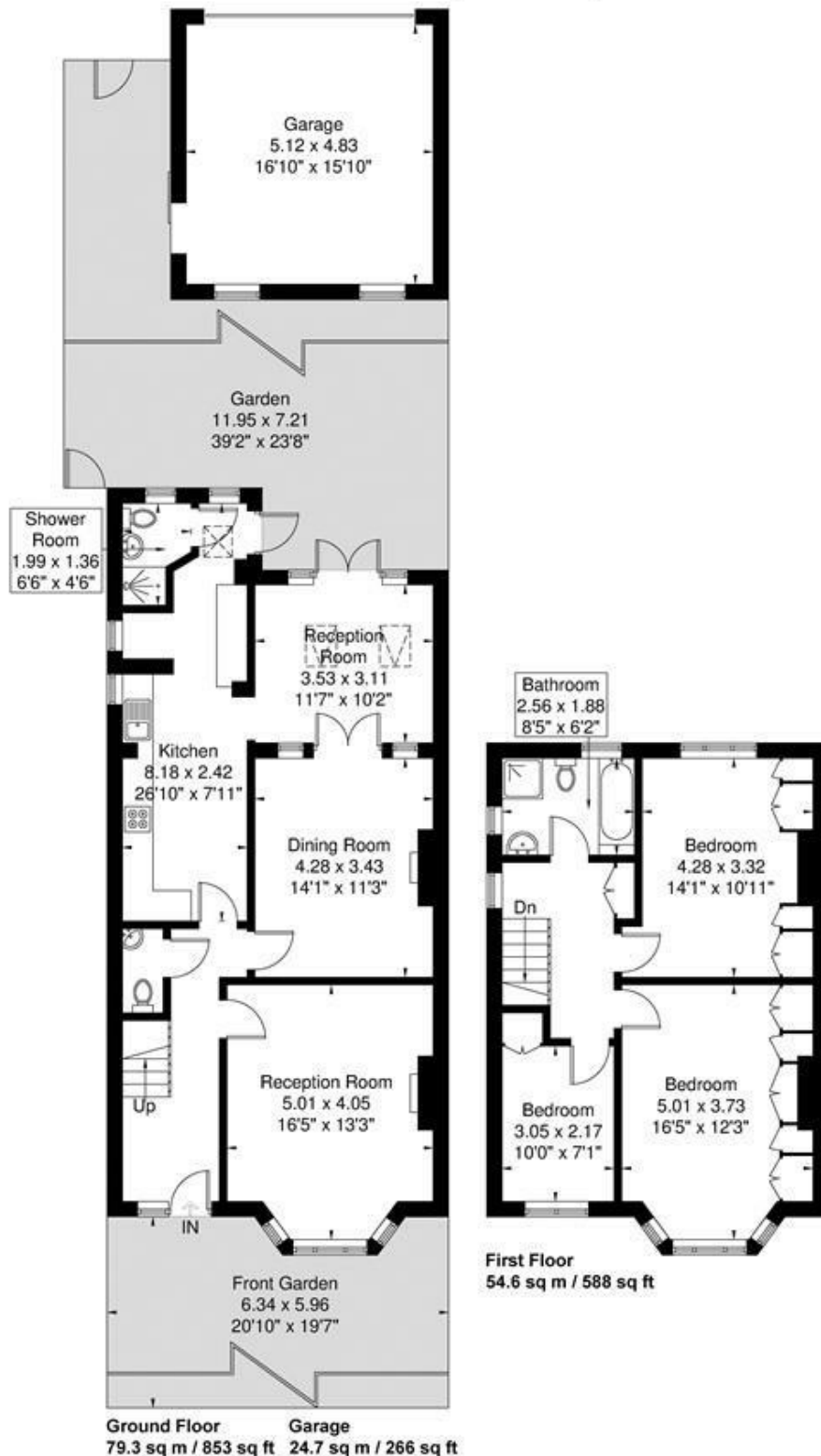


# Boston Gardens

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft

Garage = 24.7 sq m / 266 sq ft

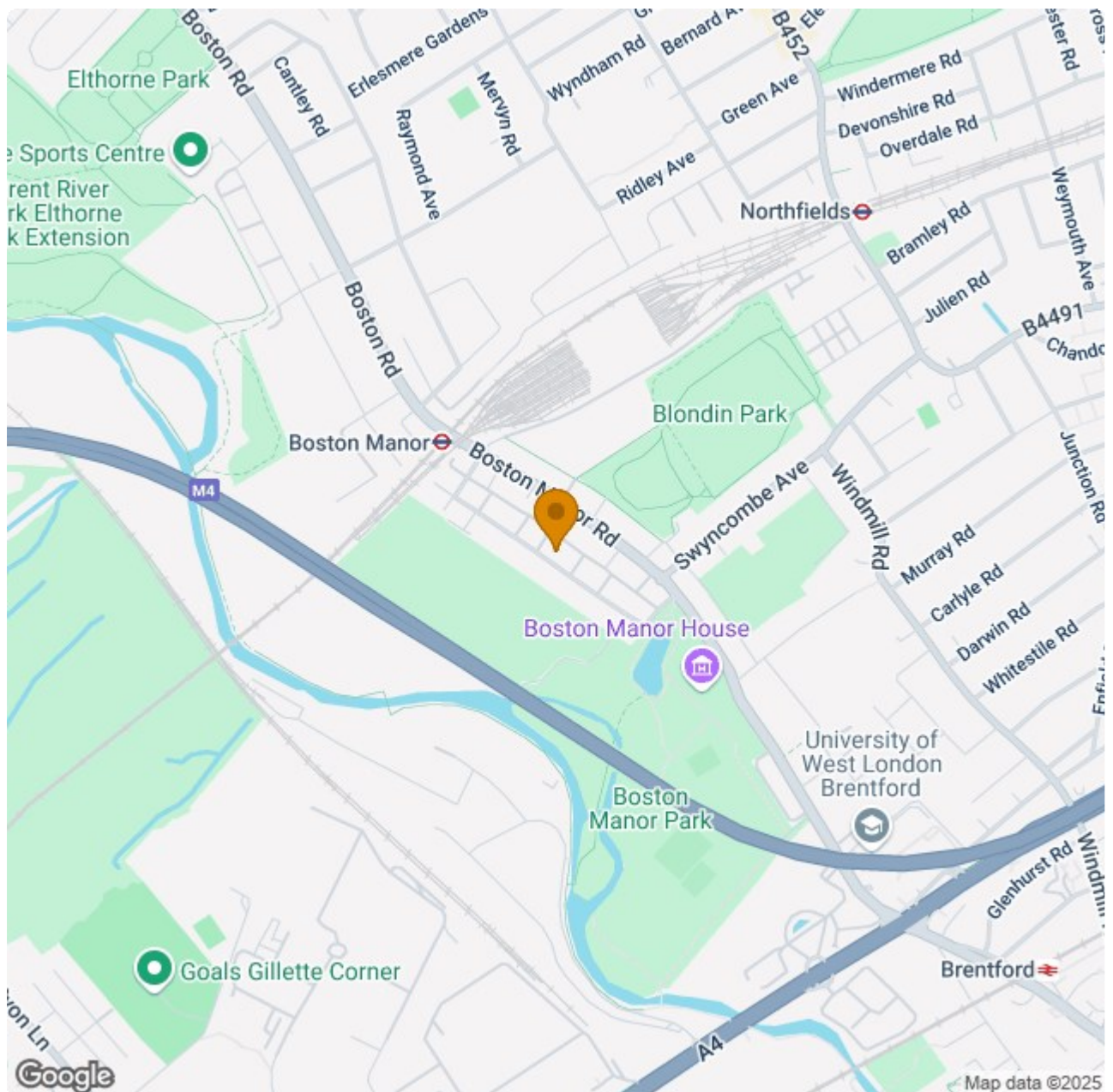
Total = 158.6 sq m / 1707 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

© www.perspective.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	

**EPC Rating: D**