

# Rolfe East



Layton Road, Brentford, TW8 0QJ

£700,000 Freehold

- Superb extended house
- Two reception rooms and a stunning kitchen/family room
- Must be viewed
- Lovely secluded garden
- Three double bedrooms
- Short walk to Brentford station
- Large bathroom
- Freehold

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A chance to purchase this superbly extended and very well presented three double bedroom freehold family home, located just moments from Brentford station and offering excellent living space.

The house would suit a growing family as it has been extended both on the ground floor and to the top floor, and accommodation comprises a welcoming hallway, two reception rooms including a lounge to the front and a sitting room in the middle and then a wonderful kitchen/dining room with modern kitchen fittings, skylight windows that allow natural light to flood through and double doors which lead out to the private garden. On the first floor, there are two double bedrooms and a large family bathroom and on the upper floor, there is another very spacious double bedroom.

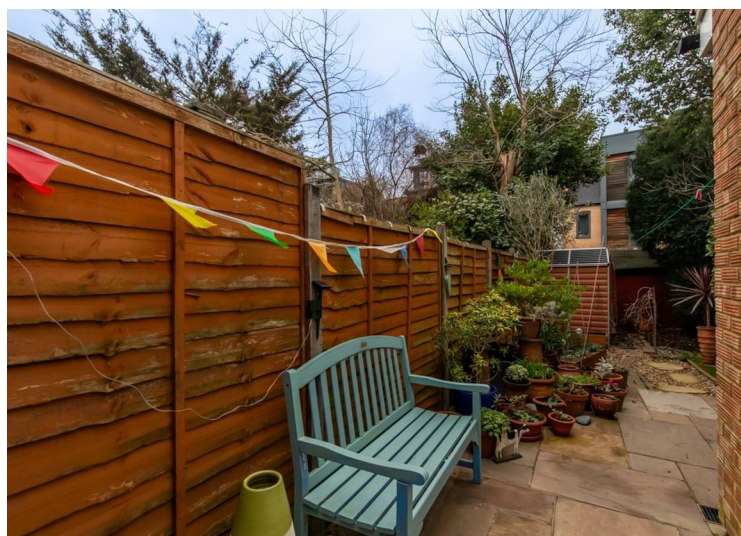
Outside, there is a secluded rear garden with two sheds and plenty of space for entertaining, perfect for those long balmy summer days.

Well located, Brentford railway station is a very short walk away giving fast access into Waterloo, whilst 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!





# Layton Road, Brentford, TW8 0QJ



£725,000 Freehold



## Layton Road, TW8

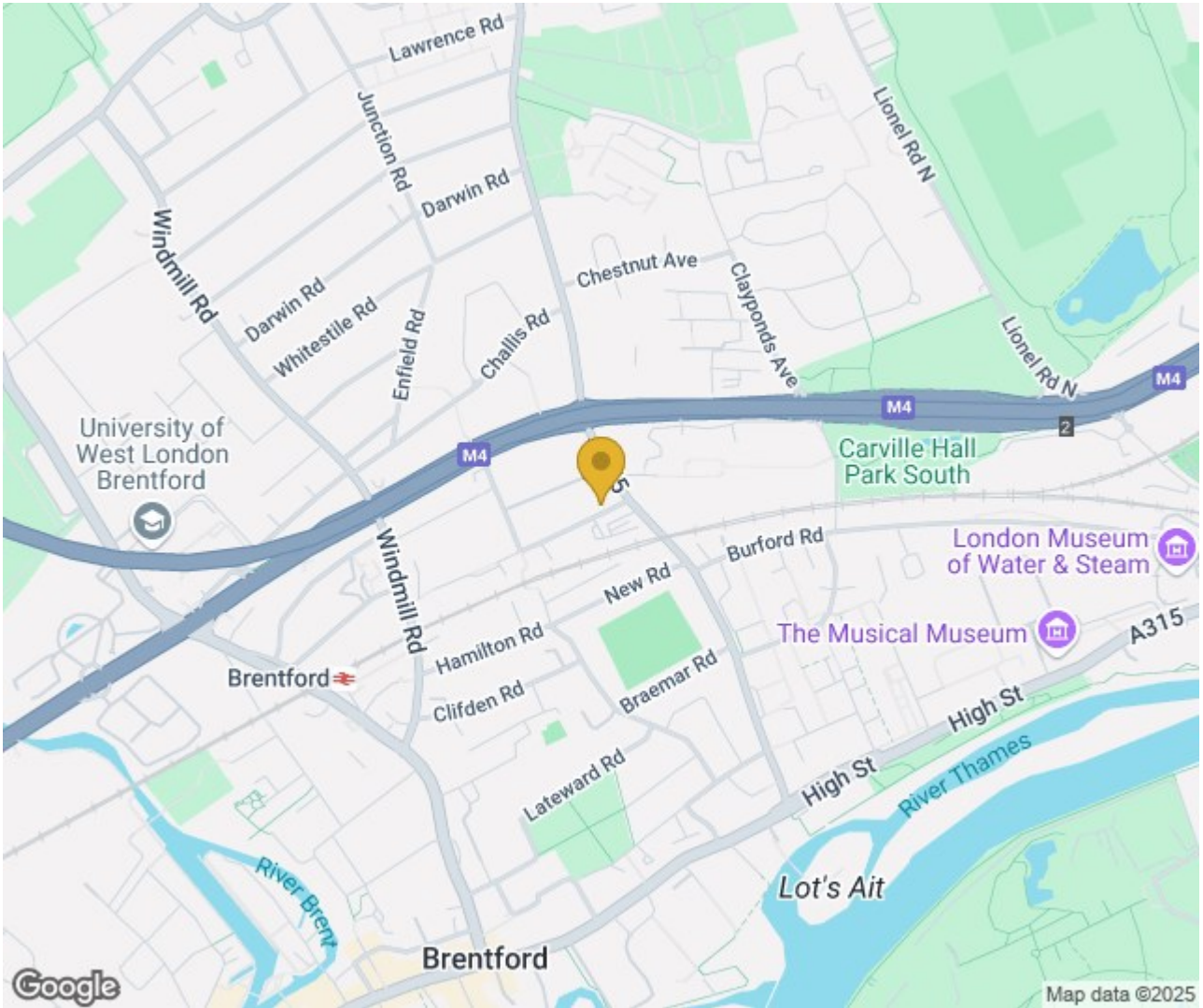
Approx. Total Internal Area 1241 Sq Ft - 115.29 Sq M  
(Including Eaves Storage & Restricted Height Area)


Approx. Gross Internal Area 1131 Sq Ft - 105.07 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: D

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