

# Rolfe East



## Boston Gardens, Brentford, TW8 9LS

£2,475,000 Freehold

- DETACHED FAMILY HOME WITH ANNEXE
- BEAUTIFUL OPEN PLAN LIVING
- FIVE DOUBLE BEDROOMS IN MAIN HOUSE
- STUNNING LANDSCAPED GROUNDS
- CHAINFREE SALE
- TOTALLING ALMOST 4500sqft
- GATED OFF STREET PARKING
- WELL LOCATED FOR TUBE, TRAINS & SCHOOLS
- TWO STOREY ANNEXE
- MUST BE VIEWED



# Dorincourt Boston Gardens, Brentford TW8 9LS

Brought to the market and sold without any onward chain, is this superb detached five double bedroom family home boasting almost 4,500 sq ft of stunning accommodation, featuring a large garden complete with a truly unique two-storey annexe and benefits from a gated forecourt which provides off-street parking for multiple vehicles. This must be viewed!

Dorincourt was originally designed by locally-renowned housebuilder AJ Taylor in the 1930s, and has more recently been improved and beautifully extended by its current owners. The property retains much of its original art deco character and blends seamlessly with the contemporary design around it. Tech includes CCTV throughout and air conditioning to some of the rooms.

The ground floor of the accommodation is centred around a welcoming vestibule hallway, which opens up to the main breathtaking open plan living area comprising a splendid kitchen and vast living space benefiting from multiple bi-folding doors leading to the garden. There is also a separate lounge and a large utility room, whilst the integral garage has been converted into a large storeroom and a shower room. The first floor has four well-proportioned double bedrooms and a large modern bathroom. On the top floor, The master suite consists of a huge double bedroom with built-in wardrobes, an en suite bathroom and a balcony with beautiful south facing views overlooking the garden.

Outside, there are beautiful landscaped gardens of a sunny south westerly aspect and the amazing two storey annexe which could be used for a variety of purposes, as it already incorporates two toilets and a shower room.

Well located, it is less than 0.2 of a mile from Boston Manor station (Piccadilly line) whilst Hanwell station (with its Elizabeth Line) is within easy reach. Families 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, as is Ealing Broadway's main shopping centre, restaurants, bars and station.



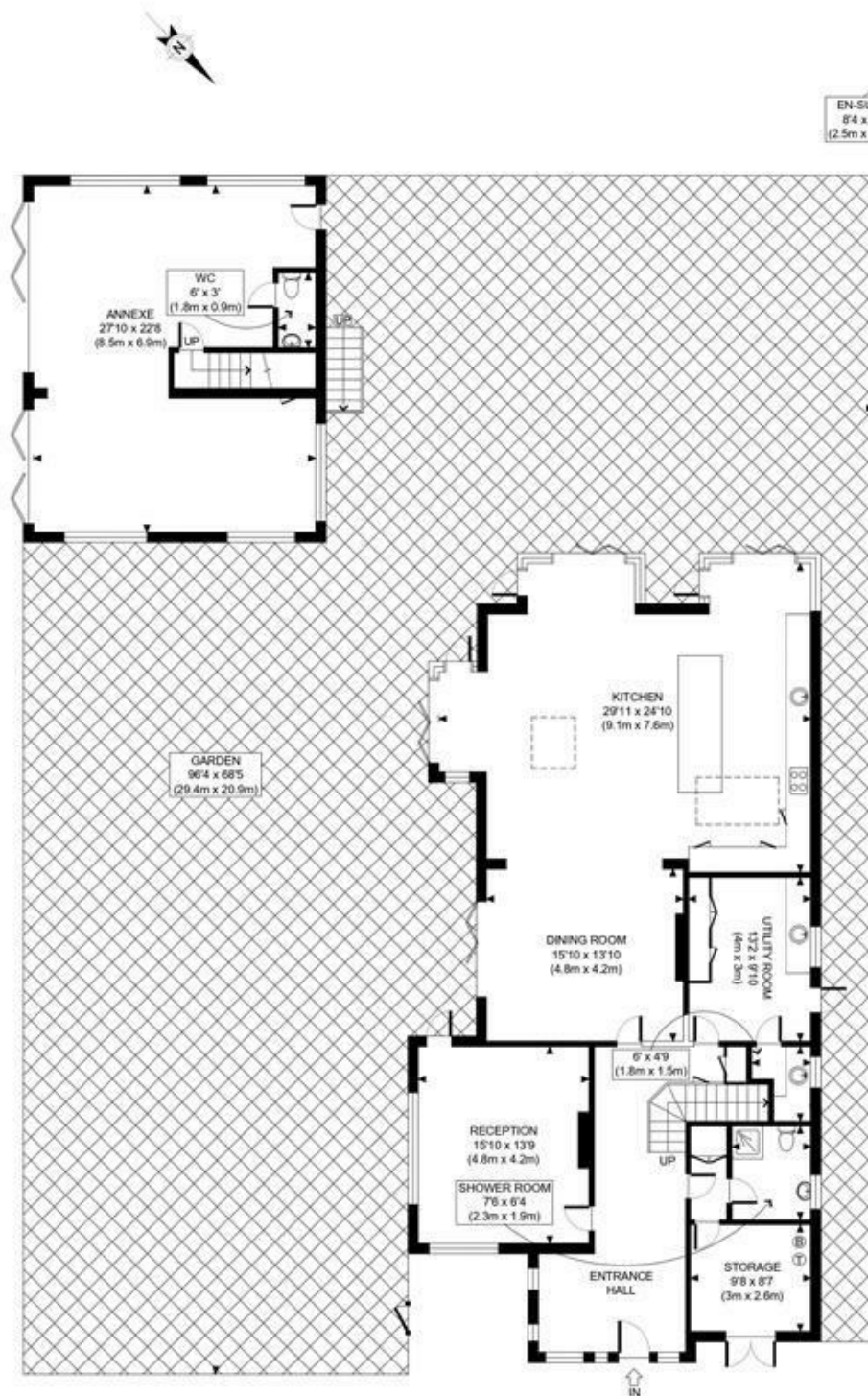












GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1681 SQ FT



FIRST FLOOR(ANNEXE)  
GROSS INTERNAL  
FLOOR AREA 356 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 714 SQ FT  
FLOOR AREA WITHOUT EAVES 603 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1113 SQ FT

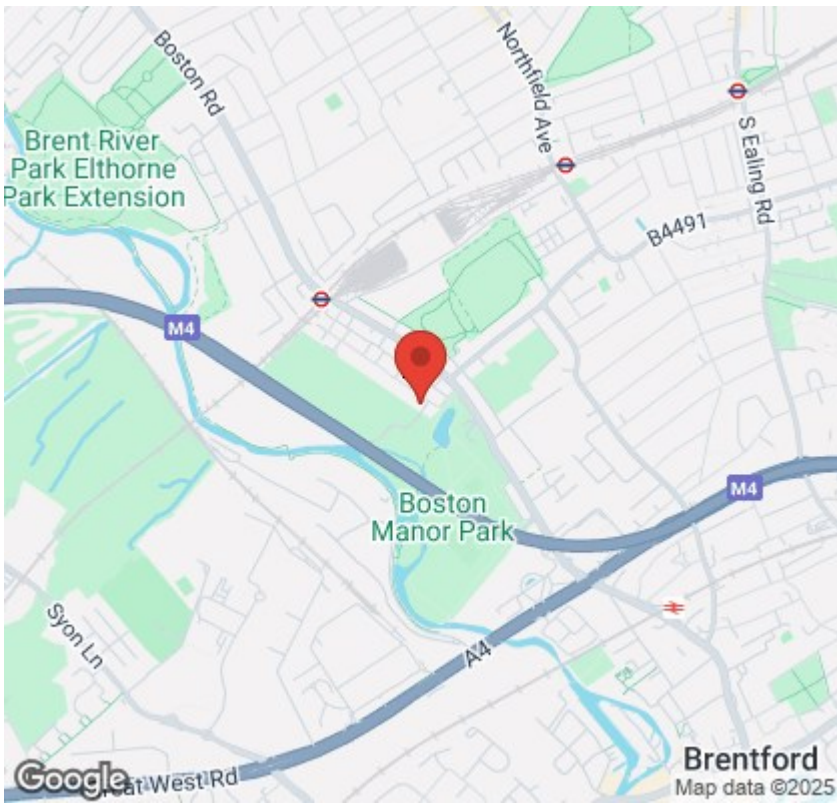
APPROX. GROSS INTERNAL FLOOR AREA WITH ANNEXE/EAVES: 4495 SQ FT/ 418 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT ANNEXE/EAVES: 3397 SQ FT/ 316 SQM

## PROPERTY PHOTO PLANS.CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</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 