

Rolfe East



Lynton Road, Acton, W3 9HN

£1,000,000

- Semi detached
- Lovely large rear garden in excess of 70' with space to relax and entertain
- Potential to extend STPP
- Multiple transport links
- Delightful four bedroom house within close proximity to the Elizabeth Line
- Off street parking
- Fantastic schooling options closeby
- Open green spaces within walking distance

A well presented four bedroom semi detached house located on a prestigious tree-lined road in the heart of Acton. The property has lovely warm and inviting feel, and boasts a large mature garden to the rear, in excess of 70. In addition to that, there is also off street parking to the front. There is further potential to extend to the rear and loft (Subject to gaining the necessary planning permission). Lynton Road, is walking distance to some fantastic schooling options, such as St Vincent's (RC) Primary, The Japanese School and Twyford (C of E) High.

The property is equidistantly located within 0.5 miles of West Acton (Central Line) and Acton Main Line (Elizabeth Line) train stations. Ealing Common station with the District and Piccadilly line services is 0.7 miles away. Nearby is the open green space of Springfield Park and the ever-trendy Churchfield Road with its selection of artisan bakeries, independent cafes and gastro-pubs.

 4

 2

 2

 E

Council Tax Band: F









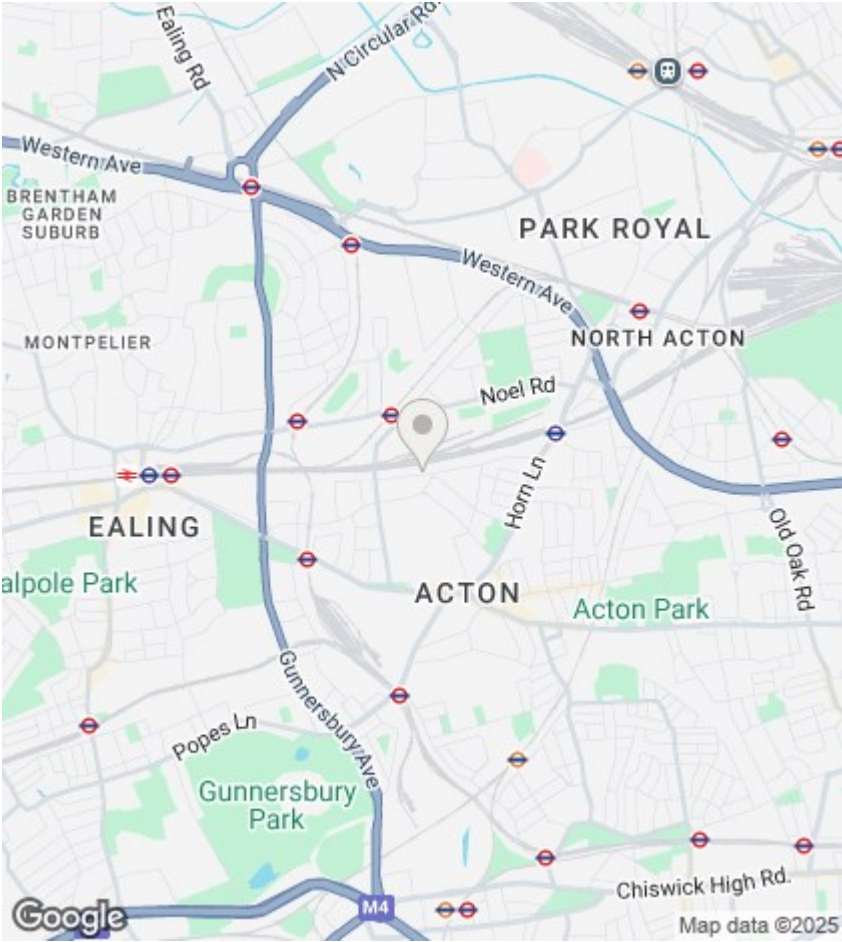
APPROX. GROSS INTERNAL FLOOR AREA: 1157 SQ FT/ 107 SQM

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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.

PROPERTY PHOTO PLANS
THE STOP SHOP FOR PROPERTY PHOTOGRAPHS

Directions



Viewings

Viewings by arrangement only.
Call 020 8993 7755 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	