

# Rolfe East



Heathfield Road, Acton, W3 8EJ

Guide Price £1,750,000

- Set in Mill Hill Conservation Area
- Over 2,600 Sq. Ft.
- Four Bathrooms
- High Spec Finish
- Newly Renovated Family Home
- Five Bedrooms
- Utility Room
- Off Street Parking

An superbly finished and recently renovated five bedroom family home situated on a plot of approximately 0.11 acres with over 2,600 sq. ft. of internal living offering flexible family living while retaining original features but offering a turn key high spec finish. The property is situated on a residential tree-lined road in the Mill Hill conservation area.

The property consists of a large reception room to front aspect, a utility room with underfloor heating, a downstairs study/ bedroom, and W.C.

To the rear of the ground floor is an extremely large open plan reception and dining room. The kitchen is fully integrated and has marble work top, Miele cooker and microwave, Quooker hot tap, and island for dining. Sliding doors lead to the beautiful part lawned part paved garden which wraps around the property front to back, and offers plenty of space for outdoor entertaining. Upstairs are four double bedrooms – each carpeted and neutrally decorated, and three bathrooms with underfloor heating.

Further benefits include off street parking, solid wood flooring, storage water tank with mega flow, WIFI router on the ceiling of the first floor, and a new roof.

Heathfield Road is very well located for transport links including Acton Town tube station (Piccadilly and District lines), and South Acton station (Mildmay line), and bus routes E3 and 70.

For further information on this unique property and to arrange your viewing, please call Rolfe East on 020 8993 7755.

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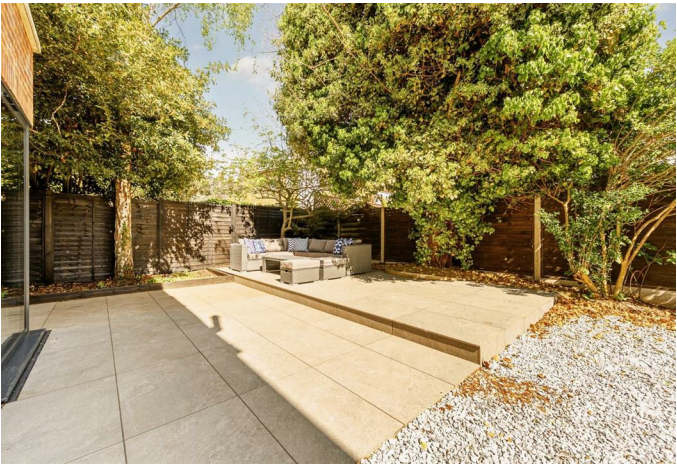
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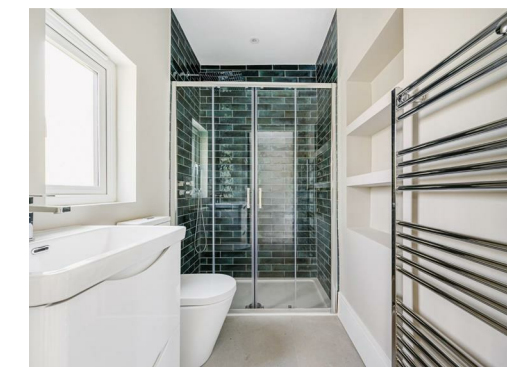
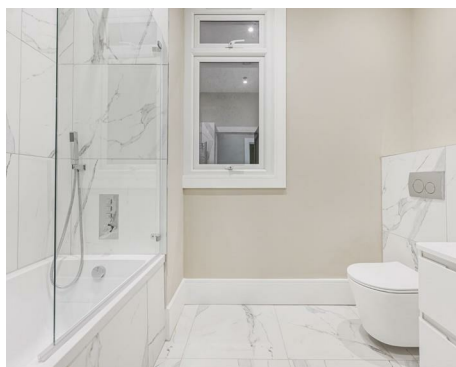
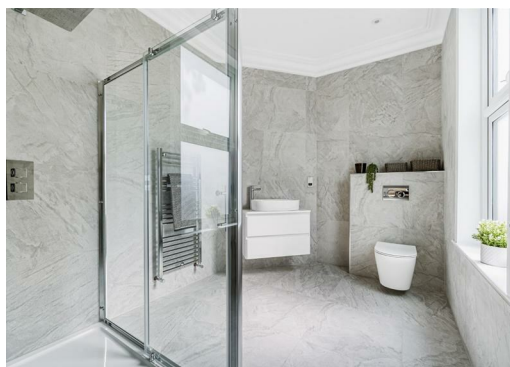
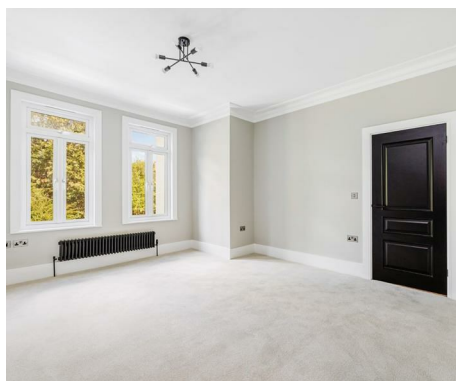
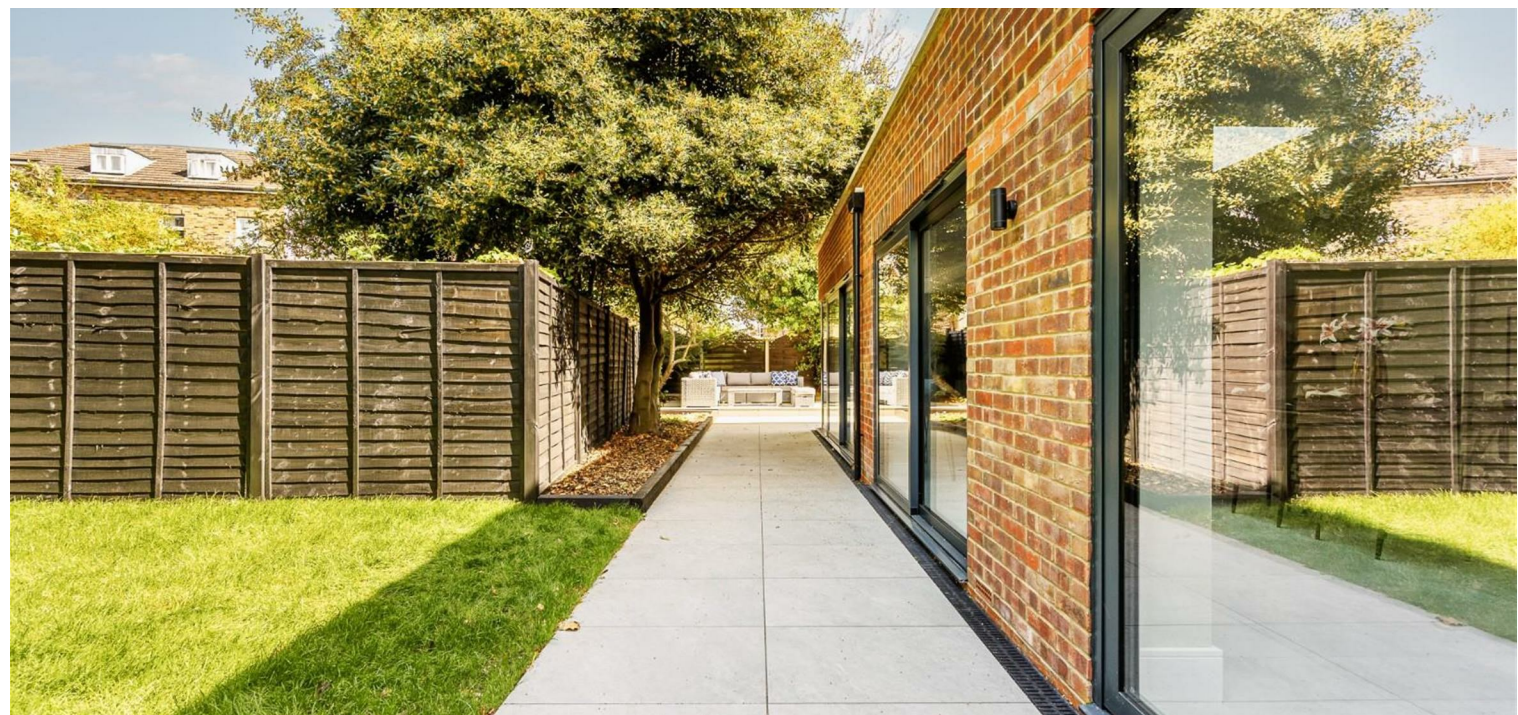
Council Tax Band: G









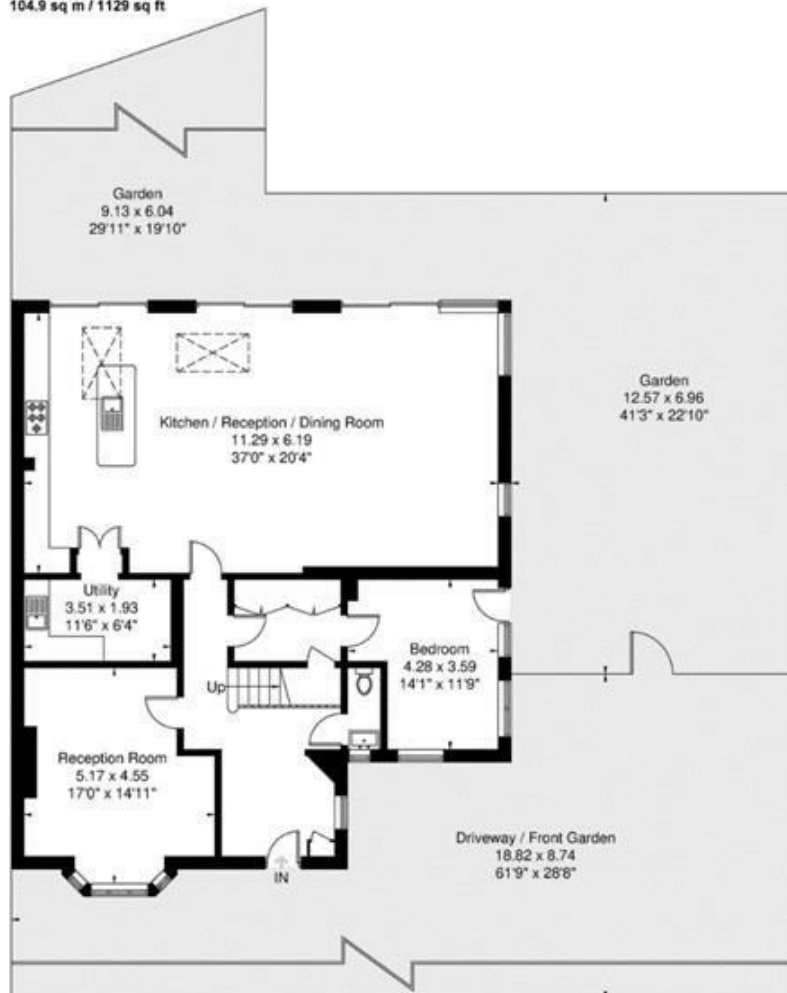


# Heathfield Road

Approximate Gross Internal Area = 242.5 sq m / 2610 sq ft



**First Floor**  
104.9 sq m / 1129 sq ft



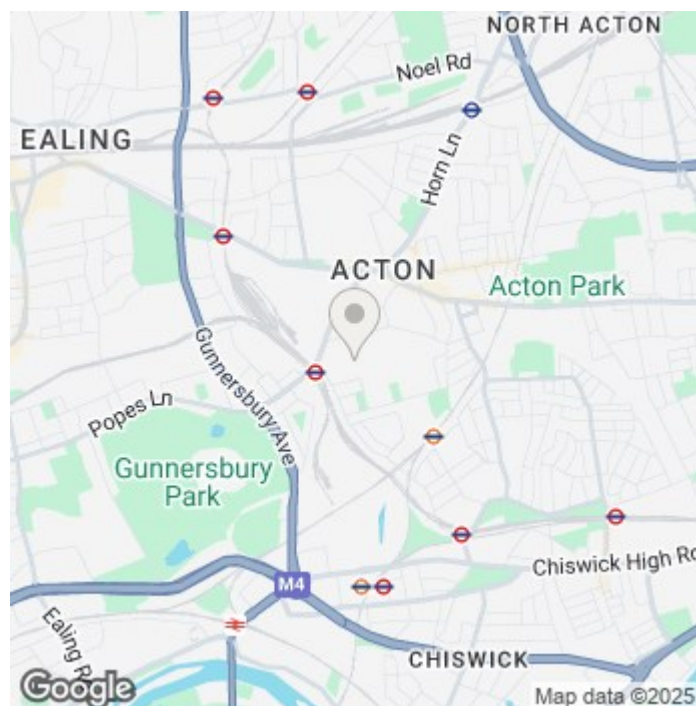
**Ground Floor**  
137.6 sq m / 1481 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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## Directions



**To arrange your  
viewing, please call  
Rolfe East on  
020 8993 7755**