

Rolfe East

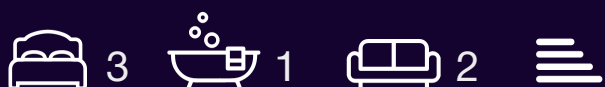


The Crescent, W3

£750,000

- Three-bedroom semi-detached family home
- Potential for further extension (subject to planning permission)
- Impressive 65ft west-facing rear garden, with large, versatile garden room offering a range of possible uses
- Off-street parking and convenient side access

- Excellent transport links via East Acton Station, Acton Central Station and Acton Main Line Station
- Multiple bus links
- Within easy reach of Westfield London and the forthcoming Old Oak Common regeneration project
- Extended to the rear, providing generous and flexible living accommodation
- No further chain



Council Tax Band:

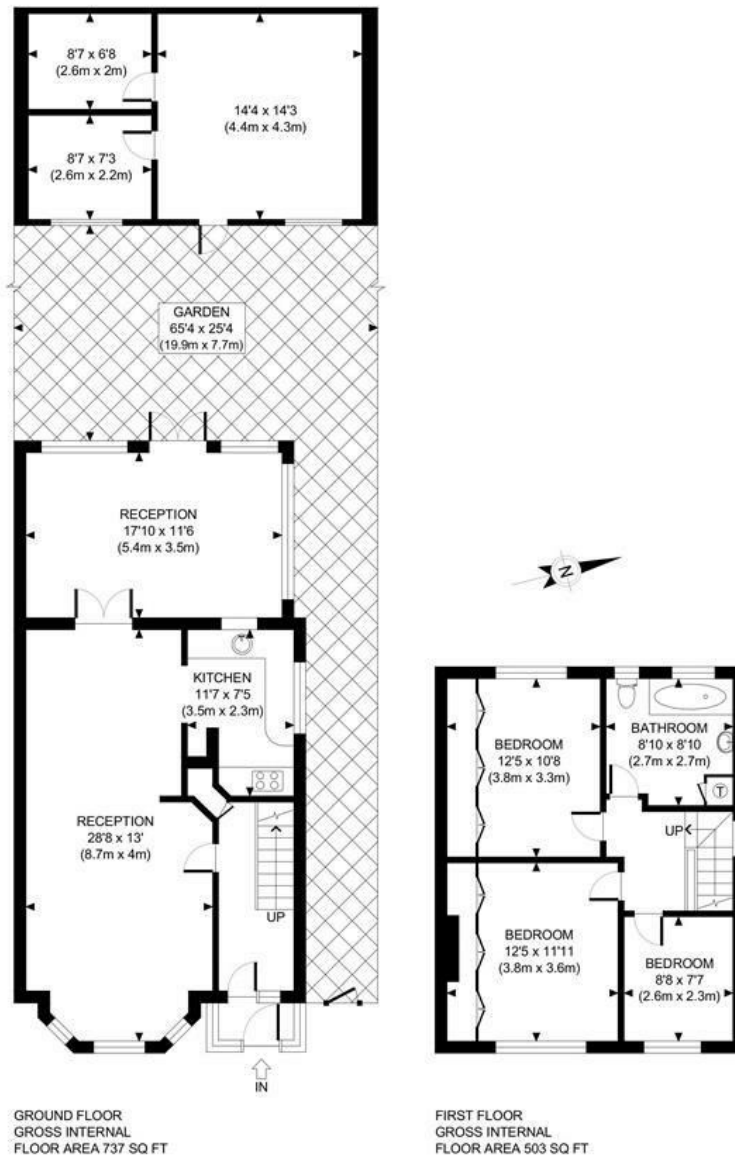
This three-bedroom semi-detached family home is situated on a fantastic residential road in Acton, W3. It has been extended to the rear and the property offers generous living accommodation along with exceptional scope for further enhancement and extension (subject to the necessary planning permissions).

A unique feature of the home is the larger-than-average garden room, which presents a versatile space with exciting potential for conversion or adaptation (S.T.P.P.), as demonstrated by several neighbouring properties. Combined with the opportunity to modernise and personalise, this is an excellent chance for buyers to create a truly outstanding family home.

Additional benefits include a large 65ft west-facing garden, ideal for entertaining and enjoying afternoon and evening sunshine, off-street parking, and convenient side access.

The property is superbly located for transport and connectivity, with easy access to London Underground Central Line via East Acton Station, Acton Central Station on the Overground network, and Acton Main Line Station providing fast connections via the Elizabeth Line. Numerous local bus routes and excellent access to the A40 offer convenient travel into and out of Central London. The nearby Old Oak Common regeneration and HS2 interchange project is set to further enhance the area's appeal and connectivity. Residents also benefit from being within easy reach of Westfield London, along with a wide range of local shops, cafés, restaurants, and amenities. No further chain.





APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1573 SQ FT/ 146 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 1240 SQ FT/ 115 SQM



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.

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Viewings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	