

# Rolfe East



Noel Road, W3

£925,000

- Four bedrooms
- Off street parking
- Large south facing garden
- Fantastic schooling options
- Extended Semi detached
- Fantastic finish through out
- Walking distance to West Acton and North Acton Tube (Central line) and the Elizabeth line
- No chain

A stunning and deceptively spacious four bedroom, semi detached family home with a generous south facing rear garden. The property has been extended and further benefits from fantastic living space, gas central heating, double glazing through out, a loft extension with a modern en-suite, a light and airy conservatory, and a large south facing rear garden.

Located within a quiet residential area, the house is just moments away from the open green space of North Acton Playing Fields. The Elizabeth line at Acton Mainline Station and also North and West Acton tube stations (Central Line) are also within walking distance, ideal for commuters. There are also some fantastic nearby schools. The A40 trunk road into London is within easy access via car or bus. No chain!

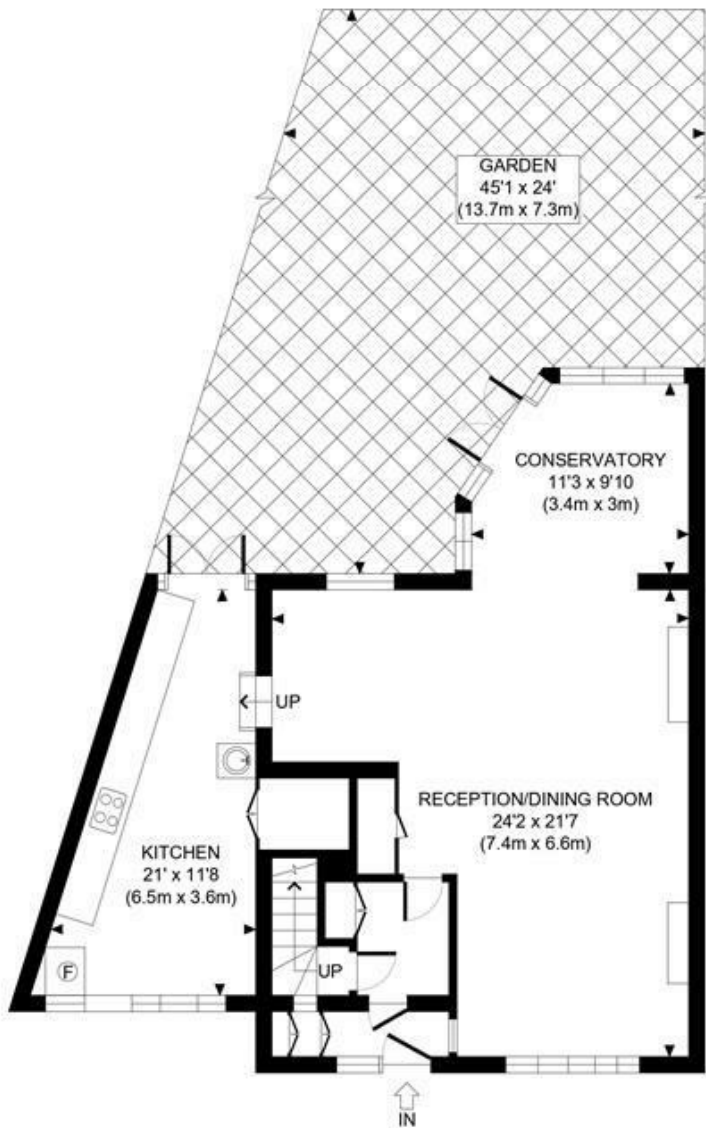
4  2  1   D

Council Tax Band: E

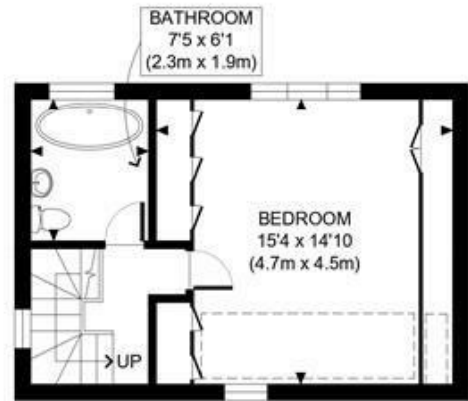




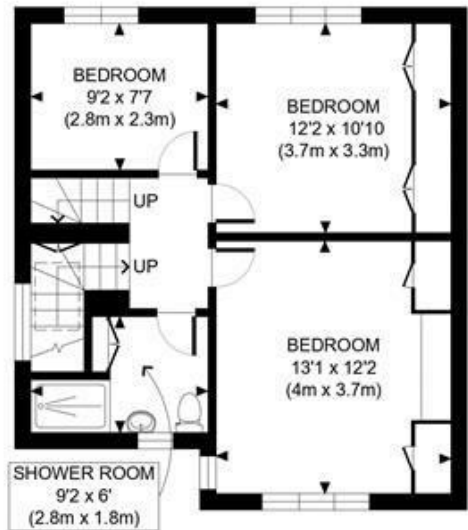




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 822 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 324 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 499 SQ FT

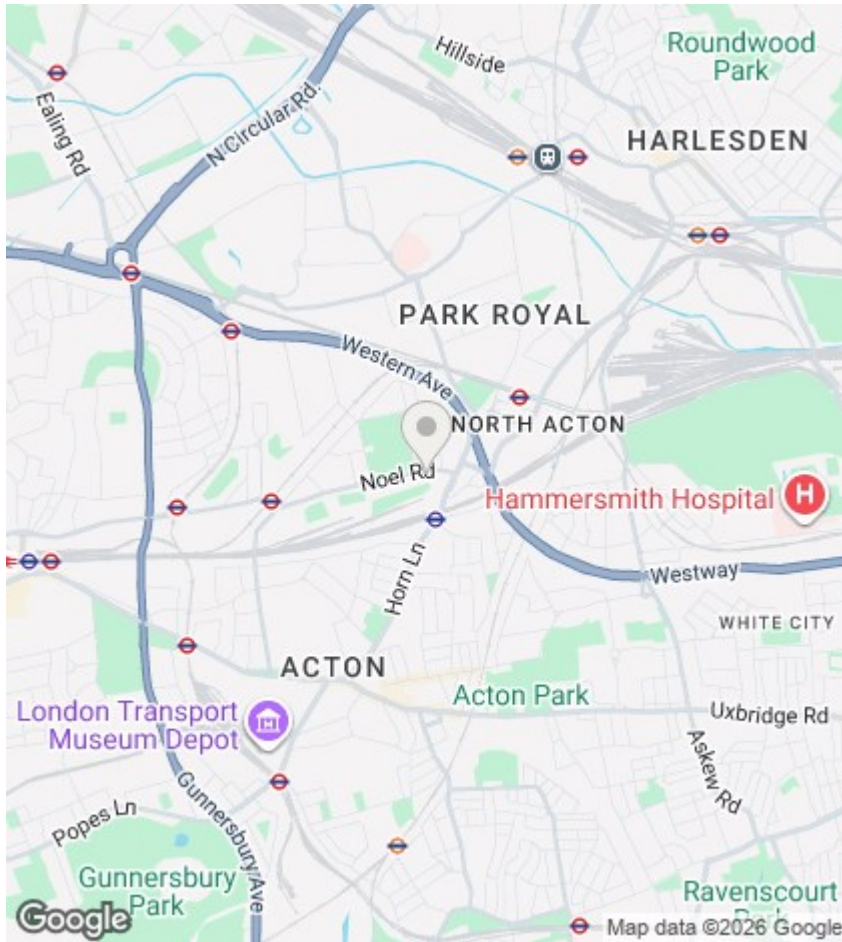
APPROX. GROSS INTERNAL FLOOR AREA: 1645 SQ FT/ 153 SQM



**Rolfe East**

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.

## Directions



## Viewings

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

## EPC Rating:

D

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>65</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	