Rolfe East

Rosemont Road, W3

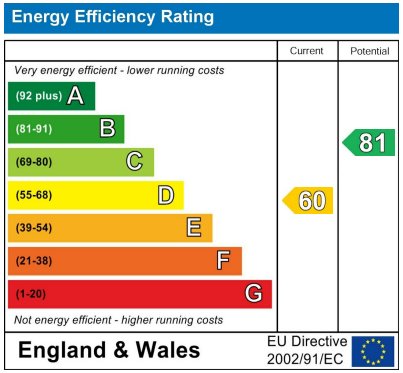
£999,950

- Substantial four-bedroom semi-detached home
- Excellent potential to extend (STPP)
- Over 1,800 sq ft of spacious family accommodation
- South-west facing private rear garden
- Private driveway & attached garage to the side
- Large through lounge plus separate reception room

66 High Street, W3 6LE
020 8993 7755

acton@rolfe-east.com
https://www.rolfe-east.com/

- 0.6 miles to West Acton (Central Line)
- 0.7 miles to Acton Main Line (Elizabeth Line)
- Close to outstanding schools, parks & Churchfield Road amenities
- Highly sought-after Acton location



Viewings

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

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Council Tax Band: F

A substantial and well proportioned four-bedroom semi-detached home, offering over 1,800 sq ft of versatile family accommodation in one of Acton's most sought-after residential locations. This impressive home combines generous living space with excellent potential to further enhance and extend (subject to the necessary planning permissions and consents). The well-balanced accommodation comprises four well-proportioned bedrooms, a family bathroom, a separate front reception room, a separate fitted kitchen, a large through lounge ideal for entertaining, a utility room, and a convenient ground floor guest WC.

The property Further benefits from off-street parking an attached garage to the side, and a lovely south-west facing rear garden.

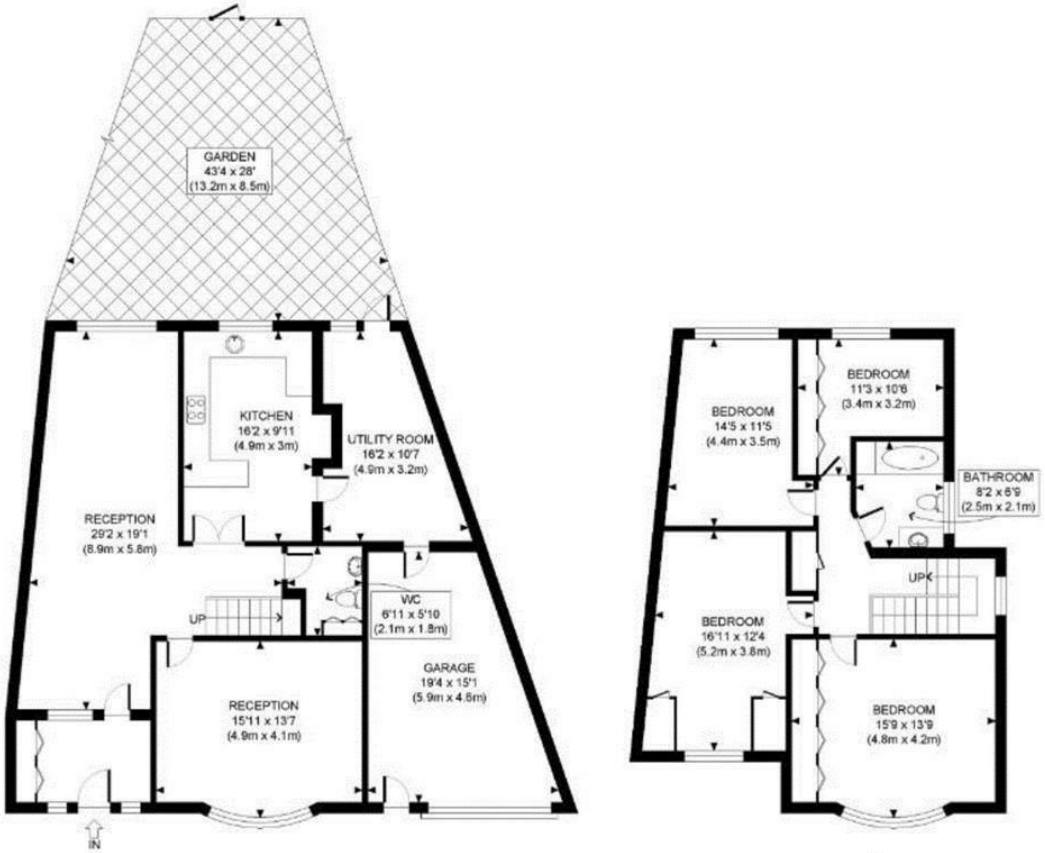
Perfectly positioned for families and commuters alike, the property is located approximately 0.6 miles from West Acton Station (Central Line) and 0.7 miles from Acton Main Line Station (Elizabeth Line), providing fast and convenient connections into Central London and beyond. The open green spaces of Springfield Gardens are just 0.3 miles away, while the cafés, restaurants and amenities of Ealing Common and Uxbridge Road are within easy reach.

Rosemont Road is also within walking distance of the ever-trendy Churchfield Road, with its variety of independent cafés, boutique shops, gastro pubs, restaurants and supermarkets. There are also plenty of nearby green spaces, including Springfield Gardens, Twyford Gardens, Gunnersbury Park and Ealing Common.

The property is ideally located for a number of highly regarded schools, including The Japanese School, St Vincent's Catholic Primary School, Twyford Church of England High School and Ark Acton Academy, making it an excellent choice for growing families.

Offering exceptional living space, a generous plot and exciting scope to add further value, this is a rare opportunity to acquire a wonderful family home in a prime Acton location.

PEDESTAL FAN



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1269 SQ FT
FLOOR AREA WITHOUT GARAGE 1027 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 819 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 2088 SQ FT/ 194 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1846 SQ FT/ 171 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

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