

Rolfe East



Court Way, W3

£800,000

- Large plot with generous rear garden offering excellent outdoor space
- Garage to the side providing additional storage or development potential
- Convenient access to North Acton station and West Acton station (Central Line)
- Three-bedroom semi-detached family home in a highly desirable Acton W3 location
- Private off-street parking
- Close to the open green spaces of North Acton Playing Fields and local recreational amenities.
- Outstanding potential to extend to the rear, side and into the loft (subject to planning permission)
- Within walking distance of Acton Main Line Station with fast Elizabeth line connections
- Well positioned for good schooling options and excellent road links via the nearby A40.

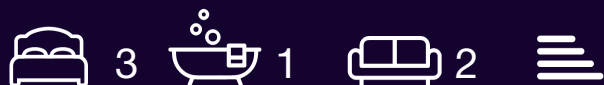
66 High Street, W3 6LE
020 8993 7755

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

- No onward chain, enabling a smoother and potentially quicker purchase

Viewings

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



Council Tax Band: E

EXCEPTIONAL POTENTIAL! LARGE PLOT! GARAGE TO THE SIDE AND OFF STREET PARKING! NO ONWARD CHAIN!

A fantastic opportunity to acquire this three-bedroom semi-detached family home, ideally situated on a highly sought-after residential road in Acton, W3. Occupying a generous plot, the property benefits from a substantial rear garden, off-street parking, and a detached garage to the side.

Offering outstanding potential for future enlargement, the property presents excellent scope for a loft conversion, rear extension, and further reconfiguration, subject to the usual planning permissions and consents.

Conveniently located close to the open green spaces of North Acton Playing Fields, the home is also within easy walking distance of Elizabeth line services at Acton Main Line Station, as well as North Acton station and West Acton station on the Central Line, providing excellent transport connections across London and beyond.

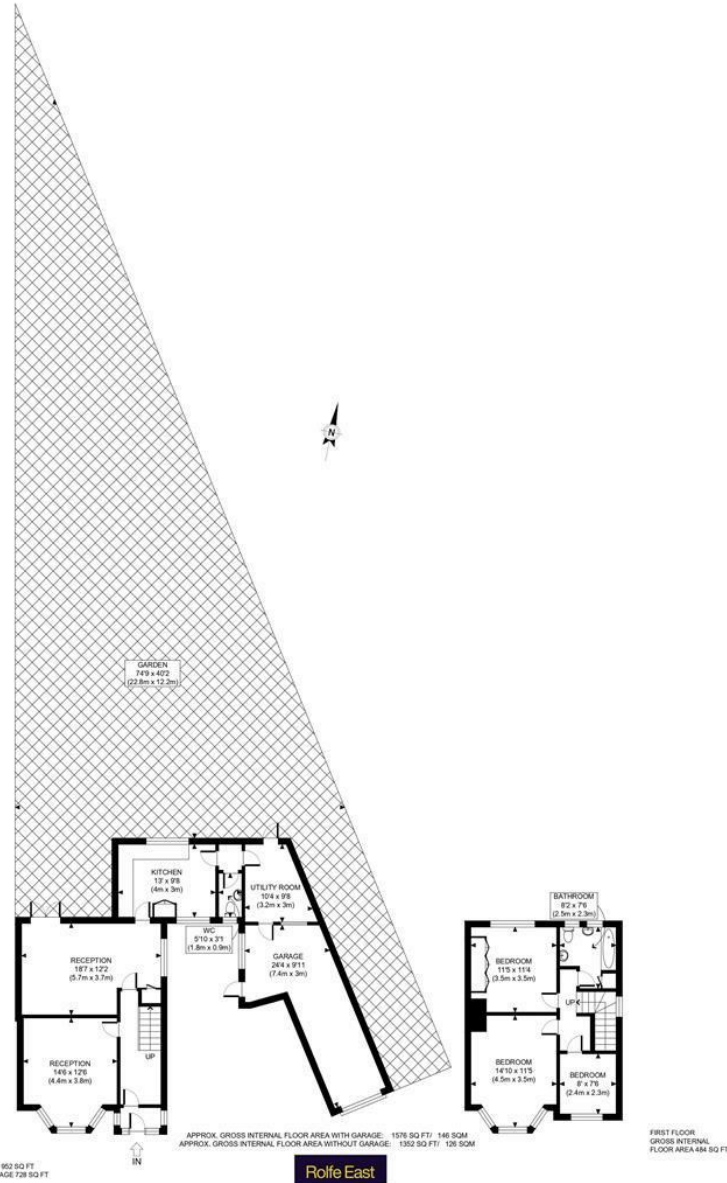
The area is well served by a selection of highly regarded local schools, while the nearby A40 offers convenient road access into Central London and the wider motorway network.

Available with no onward chain, this is a rare chance to secure a home with significant potential in a prime West London location. Early viewing is highly recommended.









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

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	