

# Rolfe East



## Boston Gardens, Brentford, TW8 9LP

£785,000 Freehold

- Rare double fronted semi detached
- Chain free sale
- Scope to extend (STPP)
- Moments from Boston Manor tube station
- Sought after road
- Two reception rooms
- Three bedrooms
- Freehold
- Close to highly regarded schools

Brought to the open market for the first time since it was originally sold from new in the 1930s, is this charming semi detached family home, superbly located for Boston Manor tube station and many highly regarded local schools.

This particular property is a rare double fronted semi detached house and is just one of two on the road, and this gives the property a unique layout with large windows allowing lots of light throughout. On the ground floor, the accommodation comprises a welcoming hallway, two spacious reception rooms including a front aspect lounge and the rear aspect second reception room/dining room with double doors out to the rear garden. There is also the kitchen with a door leading out to the side garden. Upstairs, there is the landing with access to a spacious loft which could offer further extension potential (subject to gaining planning consents), a family bathroom and then the three well proportioned bedrooms. The property benefits from much character and charm, but would also benefit from modernising to truly make this property your own.

Outside, to the front, there is a private garden with seating area, whilst to the rear, there is a larger private garden with a lawn which leads to a garage and shed. There is also side space with outside storage sheds.

Boston Gardens is a highly sought after tree lined road, well located just moments from Boston Manor station giving fast Piccadilly line access into Central London and out to Heathrow. Families will have a choice of highly regarded schools locally and interested parties should check catchment areas, but Gunnersbury Catholic school (Outstanding by Ofsted), Elthorne Park High and Little Ealing Primary are nearby. Boutique shops and coffee shops in Northfields and Boston Manor are within easy reach, whilst Ealing Broadway's main shopping centre is a short bus hop away (E8) with stops nearby. The area is home to beautiful parks including Blondin, Gunnersbury, Boston Manor and Elthorne Parks.



Council Tax Band: E

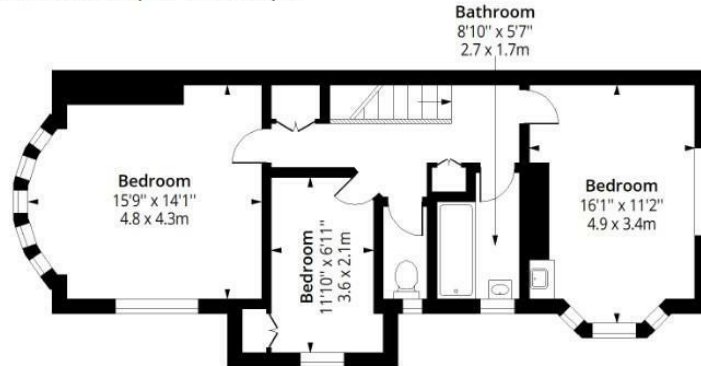
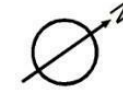






# Boston Gardens TW8

Approx. Gross Internal Area 1280 Sq Ft - 118.91 Sq M  
 Approx. Gross Garage/Shed Area 301 Sq Ft - 27.96 Sq M



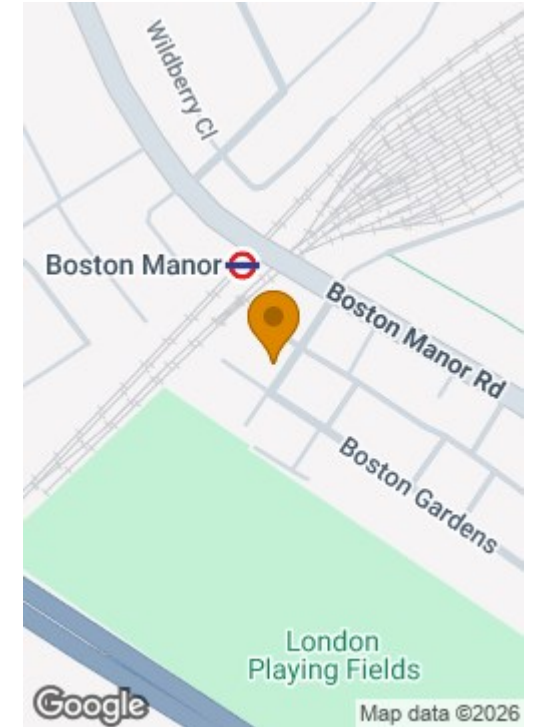
## First Floor

Floor Area 668 Sq Ft - 62.06 Sq M



## Ground Floor

Floor Area 612 Sq Ft - 56.85 Sq M



### 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>80</b>
(55-68) <b>D</b>	<b>58</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	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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