

Rolfe East



Roman Close, W3

£999,950

- Located within the prestigious Mill Hill Conservation Area - Situated on a private road
- Generous living accommodation throughout
- Off-street parking
- Walking distance to local amenities
- Close to highly regarded schools
- Four-bedroom family home
- Beautifully landscaped rear garden
- Feature bookcase shelving and Bespoke window seating areas
- Excellent transport links
- Walking distance to some lovely green open spaces

Rolfe East are delighted to present this substantial four-bedroom family home, set within the highly sought-after Mill Hill Conservation Area. Positioned on a private road just off a desirable tree-lined residential street, this impressive property offers the perfect balance of tranquillity and connectivity. The home itself offers generous living space throughout and features a beautifully landscaped rear garden, off-street parking, charming bespoke window seating areas, extensive built-in storage, and striking feature bookcase shelving — ideal for modern family living.

A wealth of amenities are close at hand. Acton High Street, Chiswick High Road, Ealing Broadway, and the ever-popular Churchfield Road are all within walking distance, offering boutique shops, artisan bakeries, cafés, and gastro pubs. Families are particularly well served by a range of highly regarded schools nearby, including St Vincent's Catholic Primary School, Twyford Church of England High School, and Ark Priory Primary Academy.

For outdoor enjoyment, residents benefit from the open green spaces of Gunnersbury Park, Ealing Common, Acton Park, and Springfield Gardens, all just moments away.

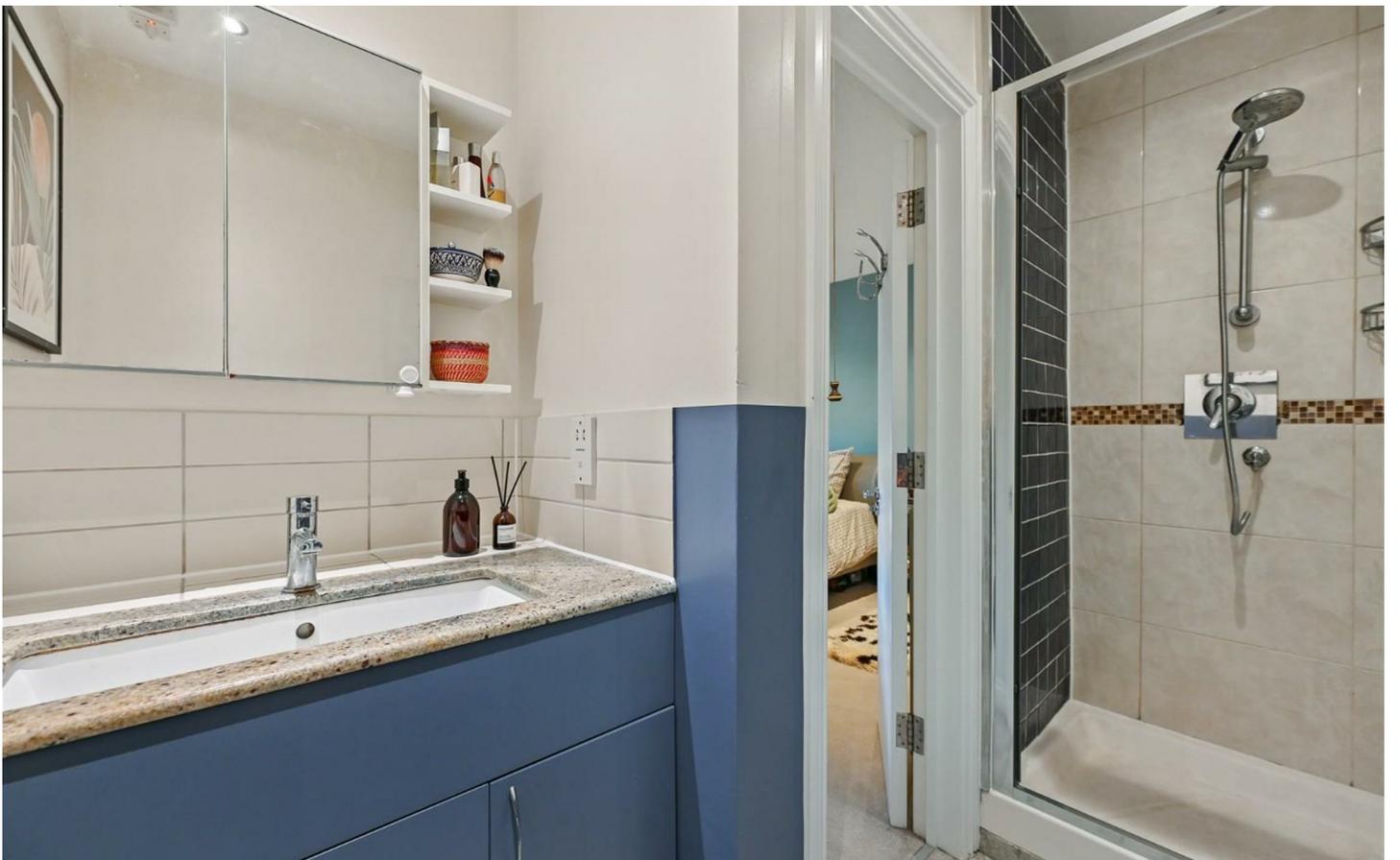
This exceptional home combines character, space, and an outstanding location. Early internal inspection is highly recommended.

Excellent transport links are within easy reach, including Acton Town Station and Ealing Common Station (District & Piccadilly lines), along with convenient bus routes to Ealing Broadway Station and access to the Westfield London. The nearby A4/M4 provides swift routes into and out of Central London.

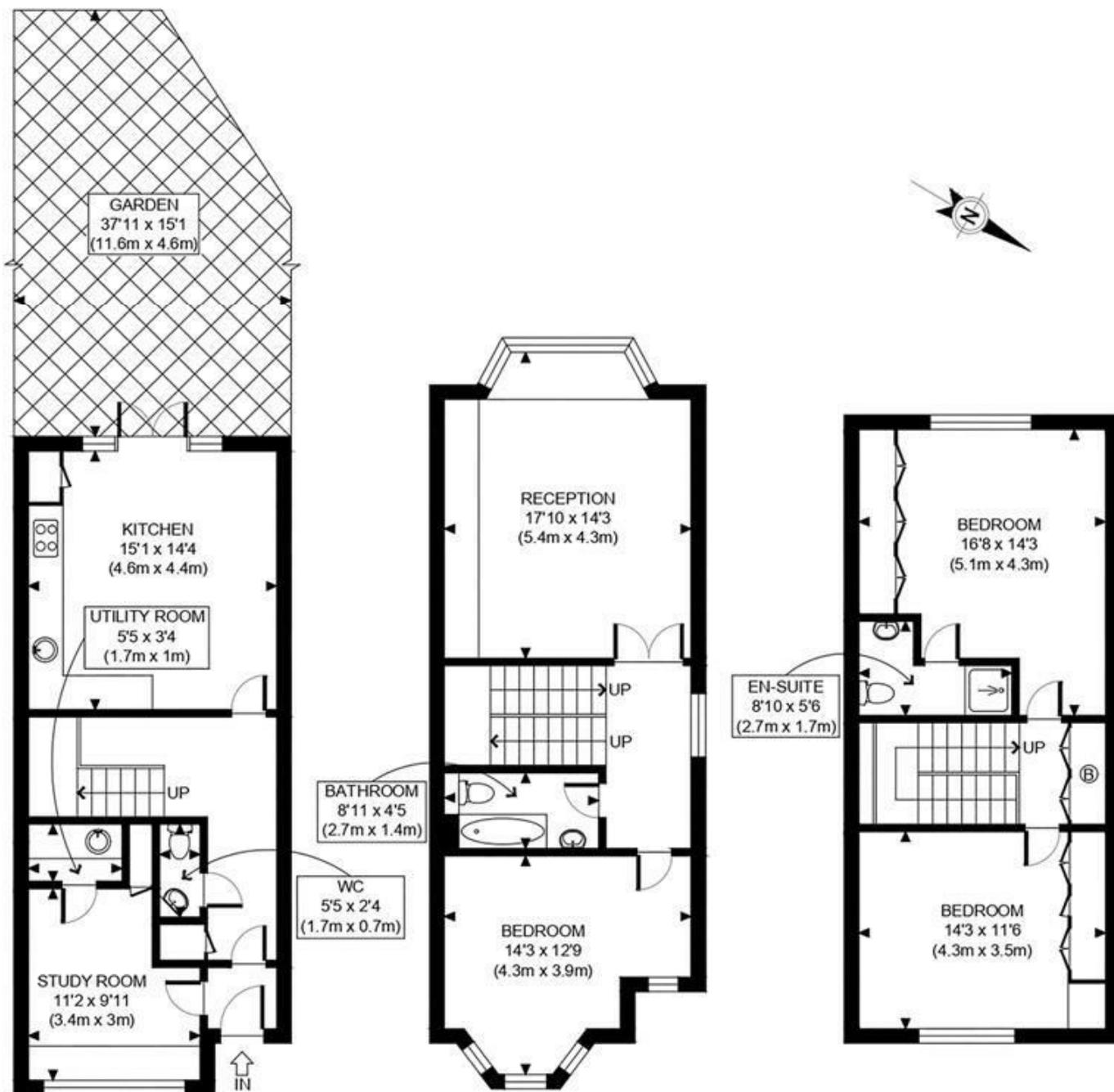


Council Tax Band: F









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 512 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 546 SQ FT

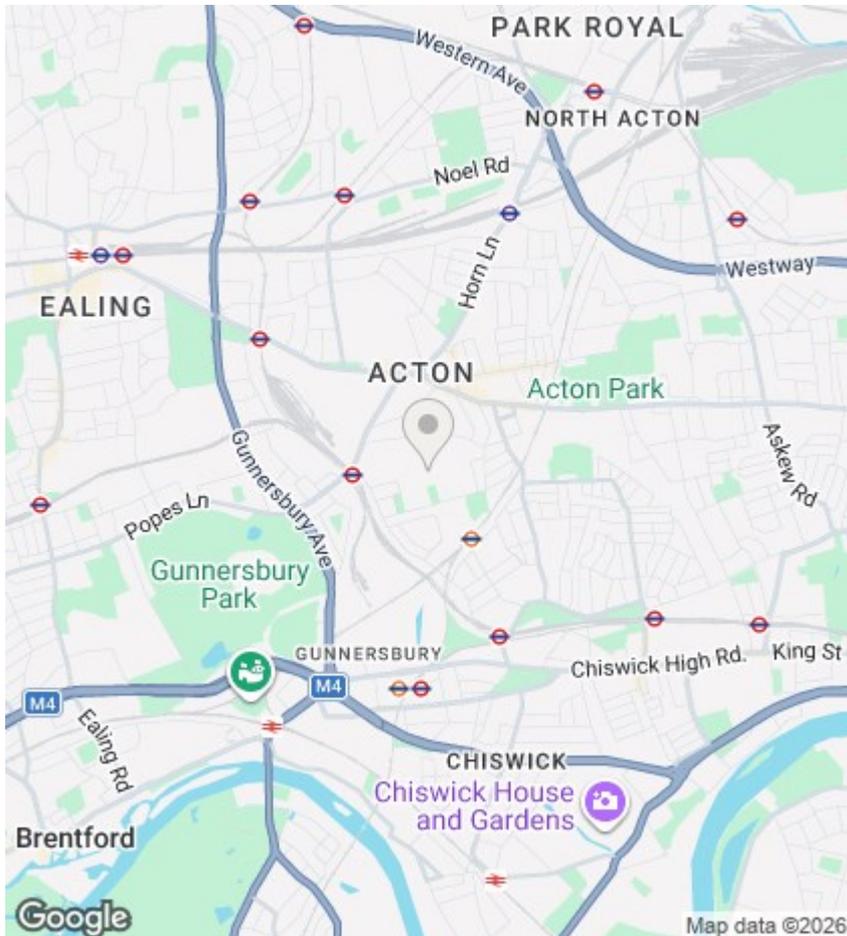
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 498 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1556 SQ FT/ 145 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.

Directions



Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	