

# Rolfe East



Bowes Road, W3

Offers In Excess Of £800,000

- Semi detached
- Off street parking
- Scope to further extend and add your own stamp
- Solar panels
- Four bedrooms
- Large south facing garden, with Swimming pool
- Close to transport links
- No chain



A four bedroom semi-detached house situated in a superb residential address in Acton, with further scope to create your ideal family home. The property boasts a loft extension, plenty of living space - Circa 1700 sq ft, two bathrooms, solar panels, a large south facing rear garden including a swimming pool, off street parking to the rear and an outbuilding.

The house is within walking distance of a great selection of transport links including East Acton Tube (Central line) and Acton Central Station (Overground). Nearby are some excellent schooling options, along with the large green open spaces. The ever trendy Churchfield Road and Askew road are close by with a selection of artisan bakeries, coffee shops and gastro-pubs are located a short distance away. There is also easy access to the A40 trunk road into central London and Heathrow airport. CHAIN FREE!

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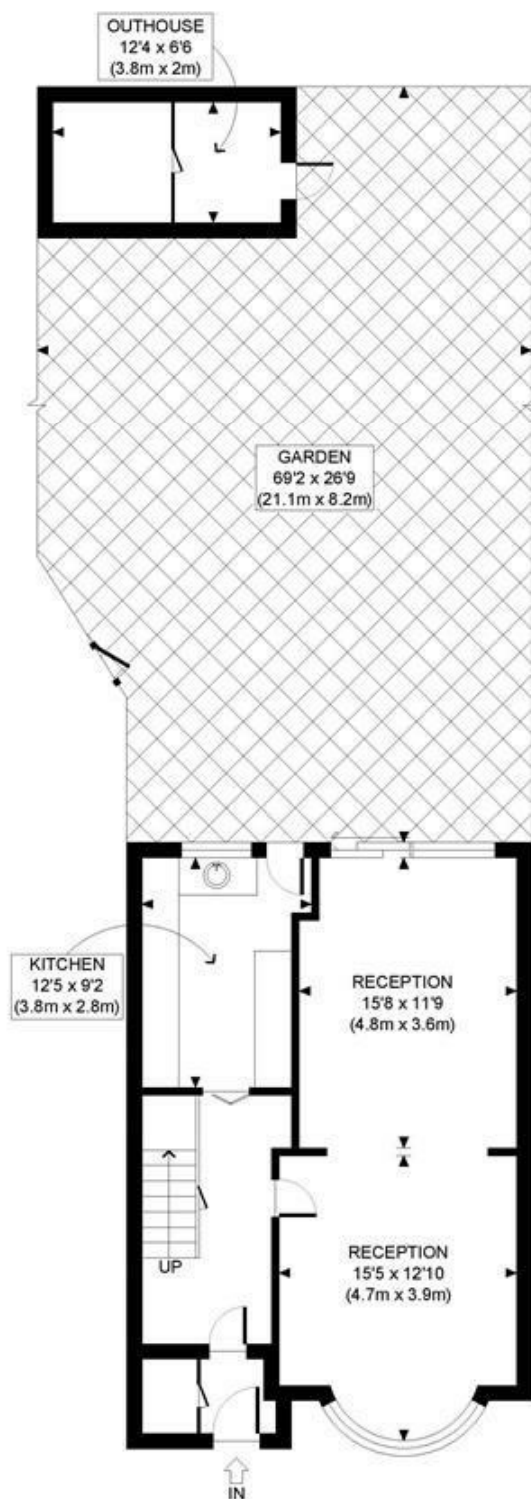
Council Tax Band: F



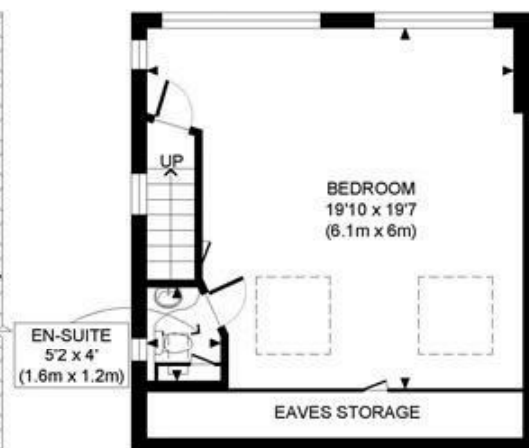




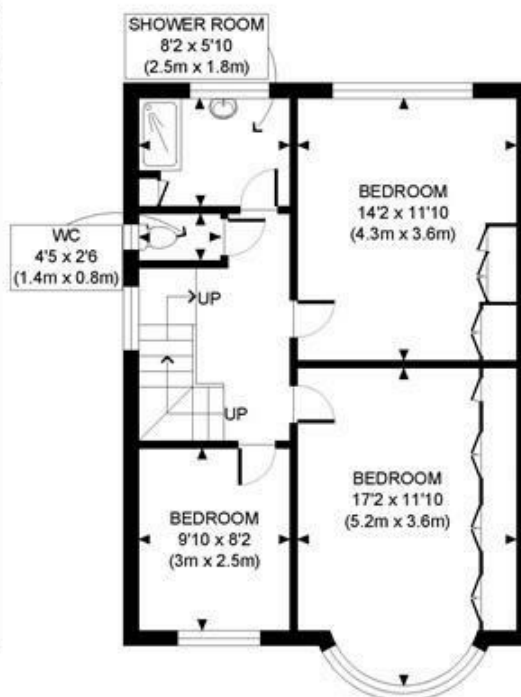




**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 614 SQ FT



**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 452 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 398 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 605 SQ FT



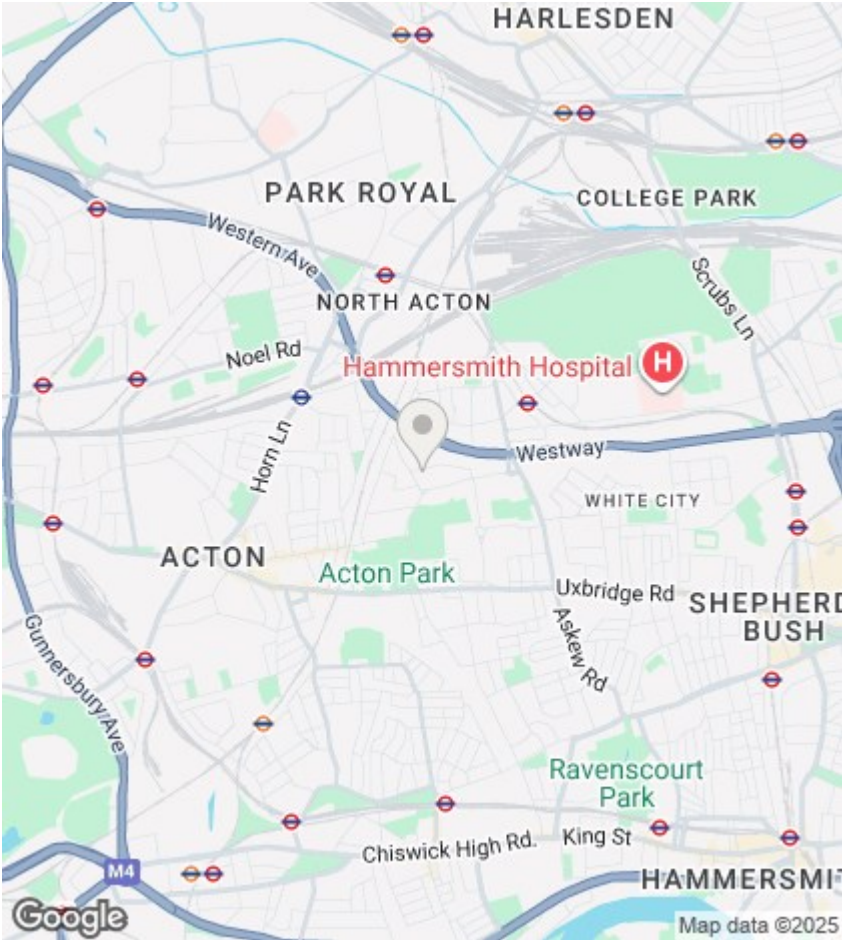
APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE/EAVES STORAGE: 1751 SQ FT/ 163 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE/EAVES STORAGE: 1617 SQ FT/ 150 SQM

**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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	