

# Rolfe East



Carbery Avenue, W3

£1,425,000

- Four-bedroom semi-detached family home
- Excellent potential to extend (S.T.P.P.)
- Mature rear garden with direct access from reception
- Large principal bedroom with fitted storage
- Off-street parking for multiple vehicles via private driveway
- Sought-after tree-lined residential road near Ealing Common
- Two Spacious reception rooms, including bay-fronted living room
- Fitted kitchen with dining area and separate utility room
- Three additional well-proportioned double bedrooms
- No onward chain

A beautifully presented four-bedroom semi-detached family home, offering excellent potential to extend (subject to the usual planning consents), ideally positioned on a sought-after tree-lined avenue close to Ealing Common.

This bright and spacious property features a generous front reception room with an attractive bay window, a second reception room with doors opening onto a stunning, mature rear garden, and a well-proportioned fitted kitchen with dining area, complemented by a separate adjoining utility room. Upstairs, the first floor comprises a large principal bedroom with ample fitted storage, three further double bedrooms, and a large family bathroom. Further benefits include a substantial driveway providing off-street parking for multiple vehicles.

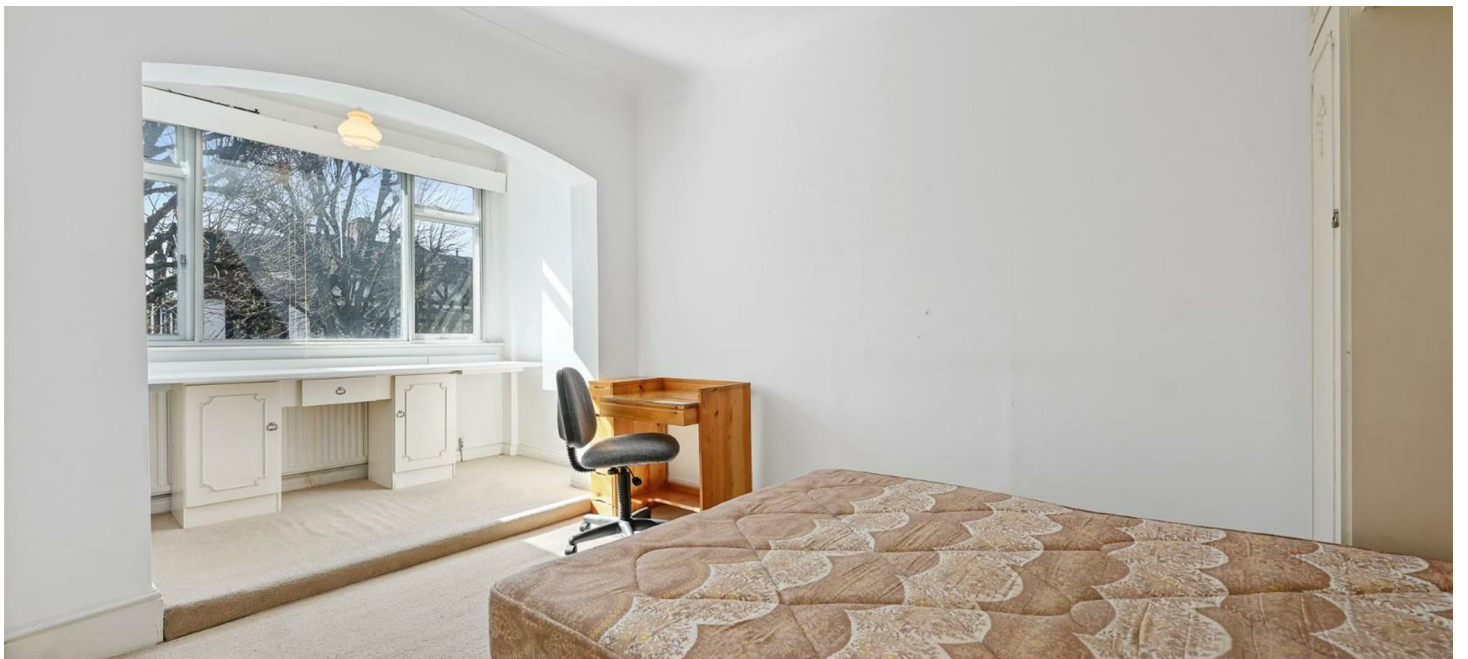
Situated on Carbery Avenue, the property is just moments from Ealing Common and within easy reach of Acton Town and Ealing Broadway (Elizabeth Line), offering excellent connections into Central London and Heathrow. The area is particularly popular with families, boasting an abundance of green spaces including Ealing Common and Gunnersbury Park, as well as a wide selection of shops, cafés, and restaurants.

Well-regarded local schools include Twyford Church of England High School, Ellen Wilkinson School for Girls, Ada Lovelace Church of England High School, Ark Acton Academy and St Vincent's Primary School, with prestigious independent options such as St Benedict's, Durston House, and Notting Hill & Ealing High School also nearby. Offered to the market with no onward chain.

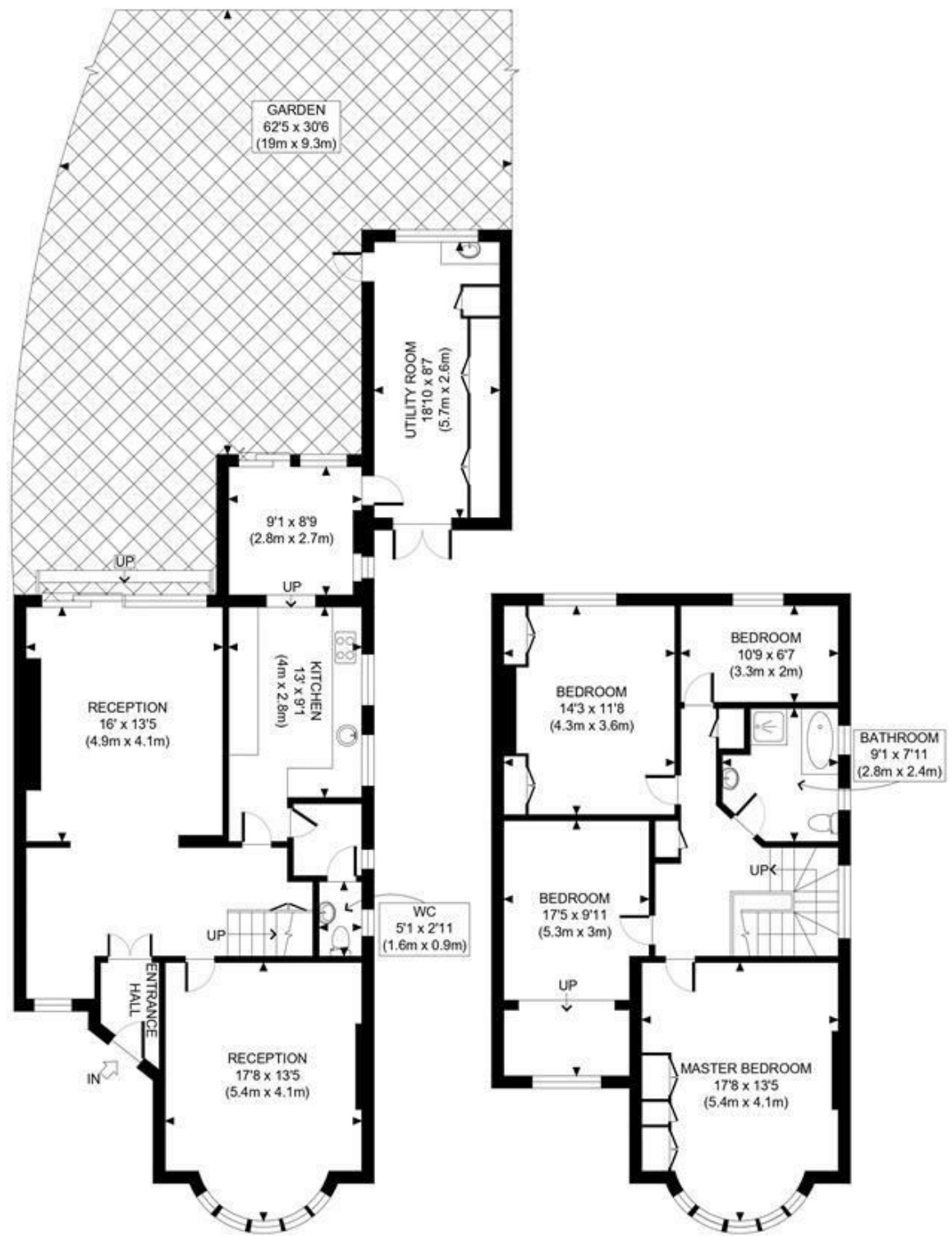


Council Tax Band: G









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1060 SQ FT

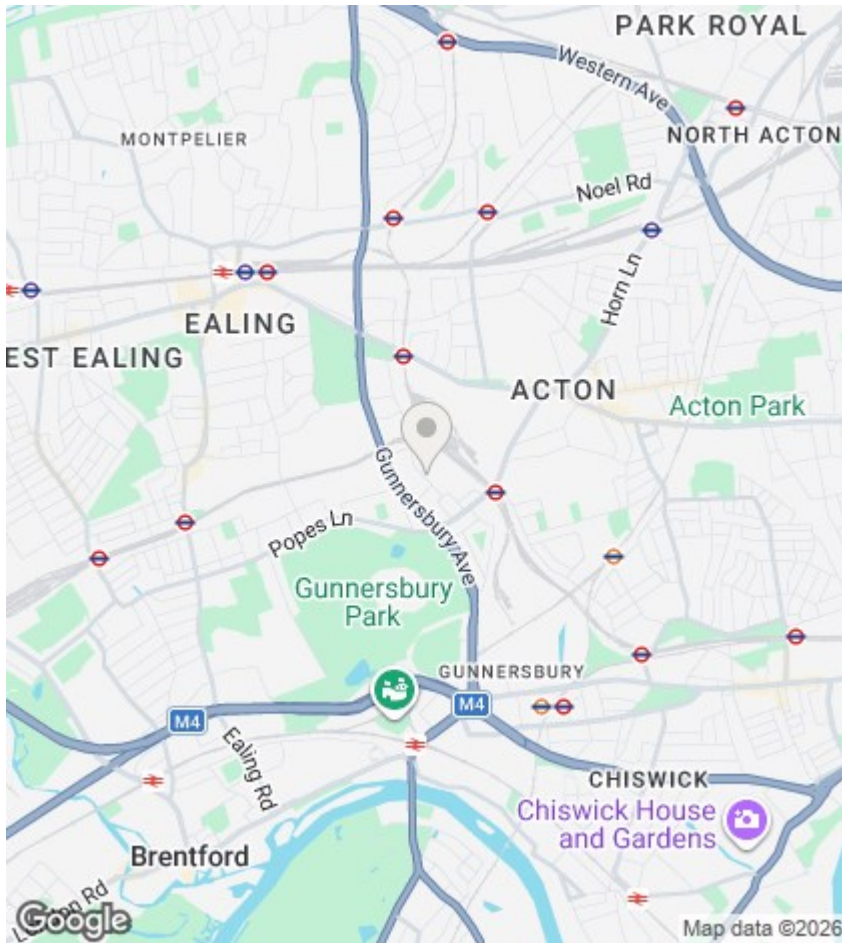
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 842 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1902 SQ FT/ 177 SQM



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	