

Rolfe East



Carbery Avenue, W3

£1,749,950

- Imposing halls-adjointing, semi-detached family home
- Extended open-plan kitchen/dining/family room, with additional reception room and versatile playroom
- Character bay windows and period features
- West Facing garden
- Excellent transport links including Elizabeth Line access
- Five generous bedrooms and three bathrooms
- Converted WOW FACTOR loft with spacious en-suite bedroom
- Private driveway, set back from the road
- Sought-after tree-lined location near Ealing Common
- Fantastic schooling options

An impressive halls-adjointing semi-detached family home, set back from the road with a private driveway on a sought-after tree-lined avenue near Ealing Common.

This beautifully refurbished property offers five bedrooms, three bathrooms and generous living space ideal for family life and entertaining. A wide entrance hall leads to a bright front reception room and an extended rear reception flowing into a modern kitchen/dining area and a versatile playroom. The property also benefits from a large west facing garden.

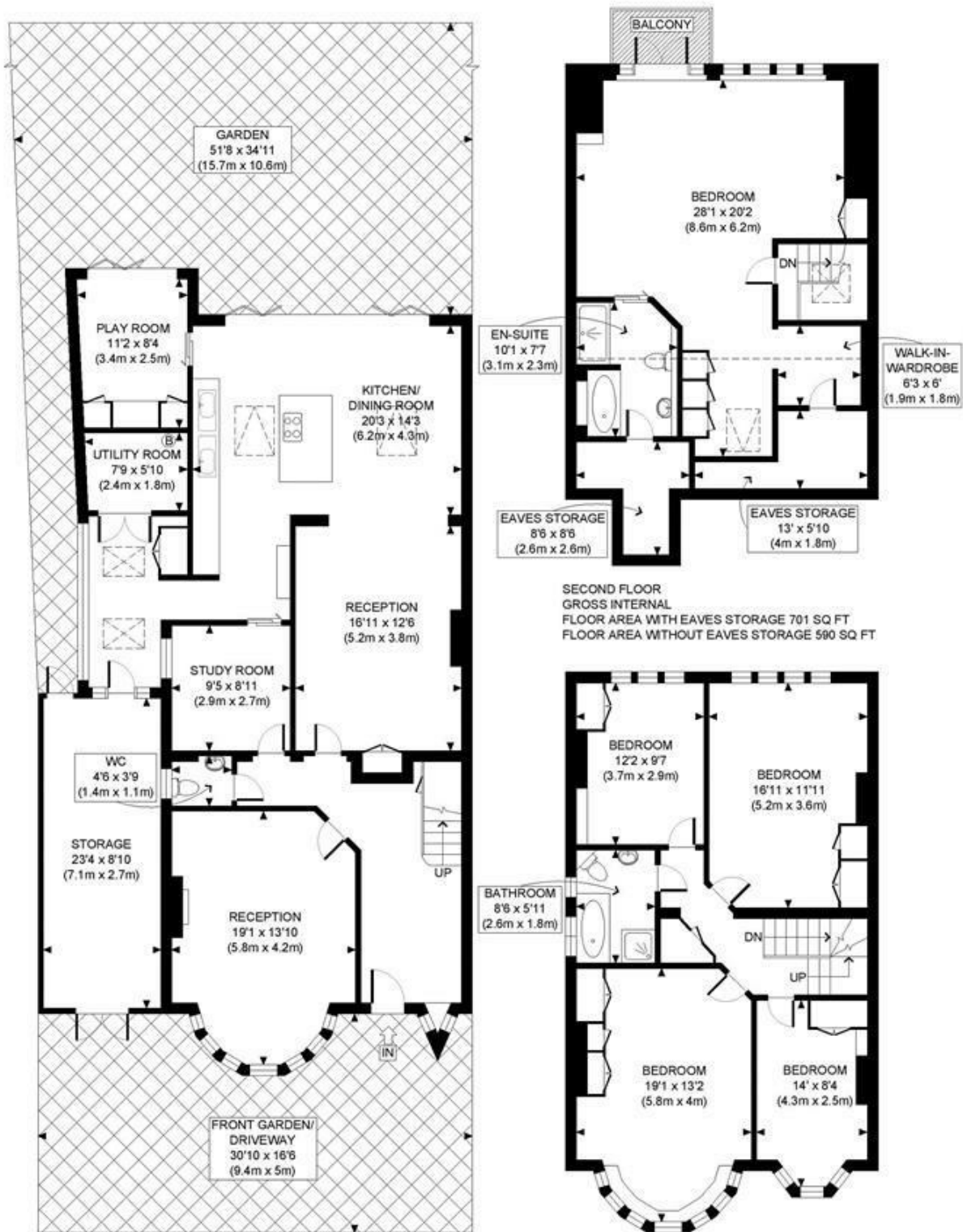
The elegant bay window enhances both the main reception and principal bedroom, while the loft has been converted to a WOW FACTOR bedroom with en-suite, boasting a private balcony, huge amount of space and plenty of storage.

Located on Carbery Avenue, moments from Ealing Common and within easy reach of Acton Town and Ealing Broadway (Elizabeth Line), providing excellent links into Central London and Heathrow. The area is popular with families, offering access to green spaces such as Ealing Common and Gunnersbury Park, along with a wide range of shops, cafes 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 independent options such as St Benedict's, Durston House and Notting Hill & Ealing High School also nearby.



Council Tax Band: G



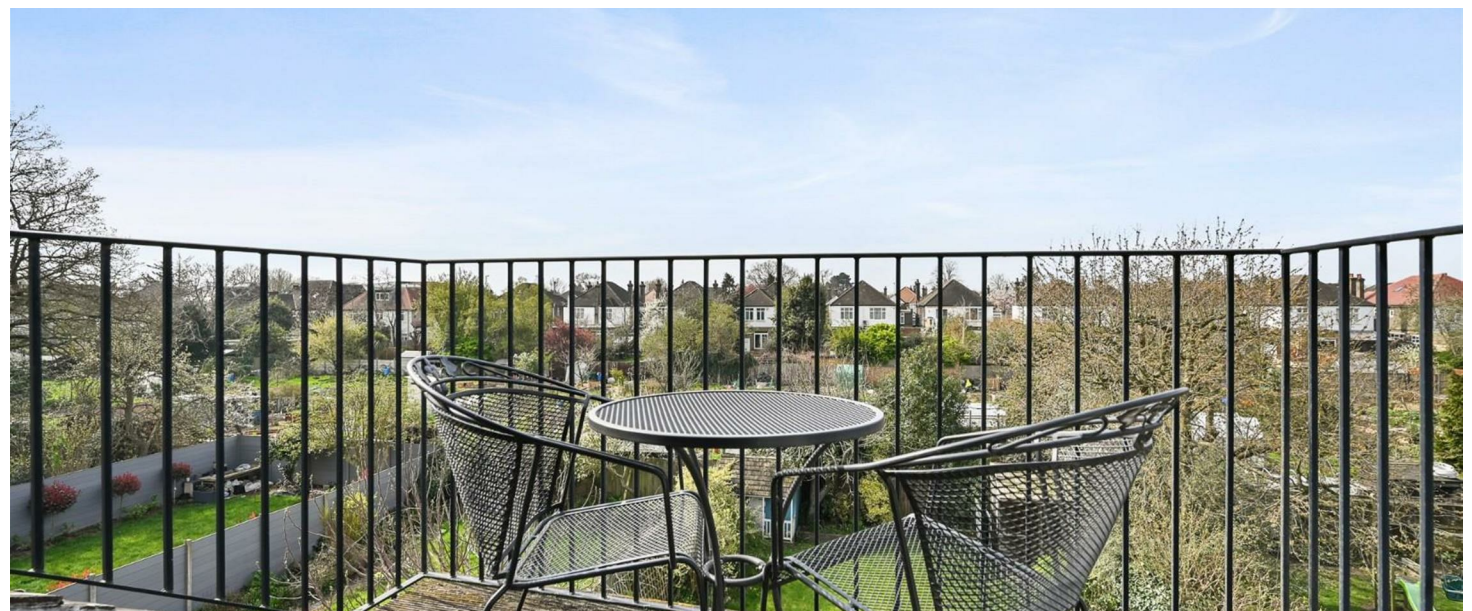


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1356 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 830 SQ FT

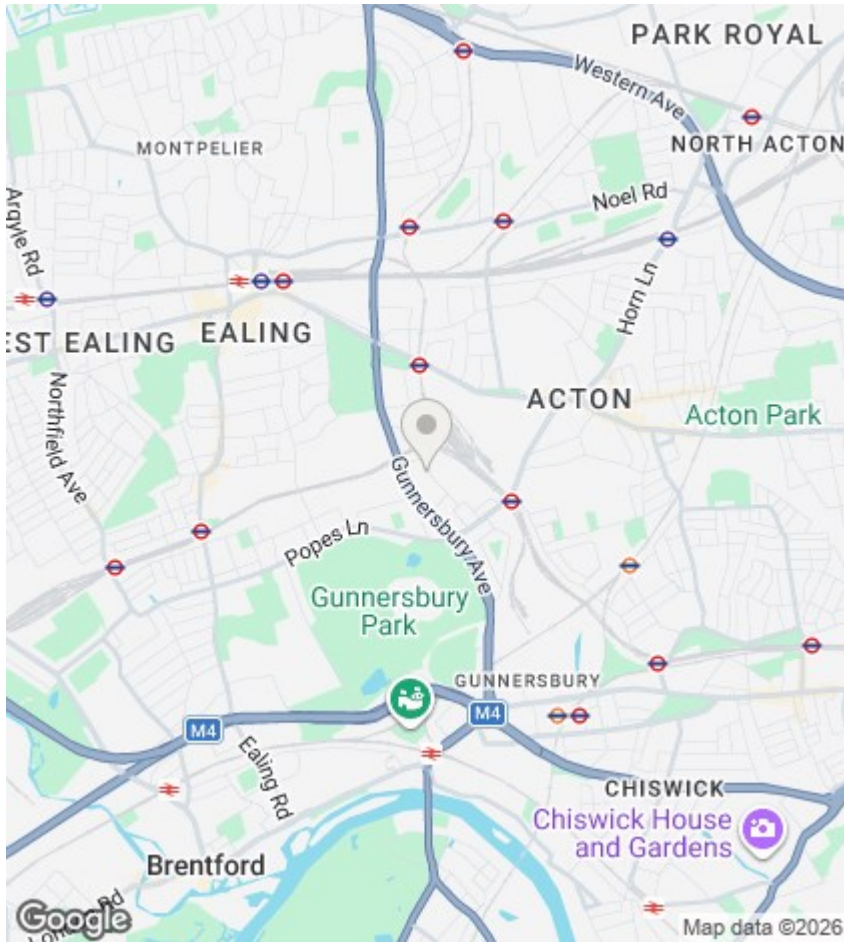
APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/STORAGE: 3093 SQ FT/ 287 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/STORAGE: 2776 SQ FT/ 258 SQM

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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	