

Rolfe East



York Road, W3

£695,000

- Three bedrooms
- Potential for off street parking S.T.P.P.
- Close to Central Line stations
- Huge potential to extend into the loft and rear S.T.P.P.
- Close to green open spaces
- No onward chain
- Large West facing garden
- Within minutes walking distance to Elizabeth Line

66 High Street, W3 6LE
020 8993 7755

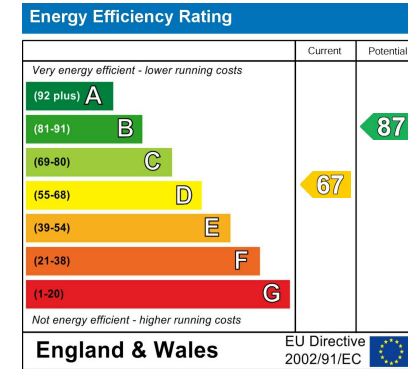
acton@rolfe-east.com
<https://www.rolfe-east.com/>

Viewings

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

Council Tax Band

D



A beautifully presented three-bedroom family home, ideally positioned on one of Acton's most popular residential roads in W3.

This attractive property boasts a generous rear garden, providing the perfect space for outdoor dining, entertaining, and family enjoyment throughout the year.

Offering exceptional potential to add further value, the home presents exciting opportunities for extension, including a loft conversion, rear extension, and internal reconfiguration, subject to the necessary planning permissions and consents.

Ideally located, the property is within easy reach of the open green spaces of North Acton Playing Fields and benefits from excellent transport links. Both Elizabeth line services from Acton Main Line Station and the Central line via North Acton Station and West Acton Station are within walking distance, providing fast and convenient access across London and beyond.

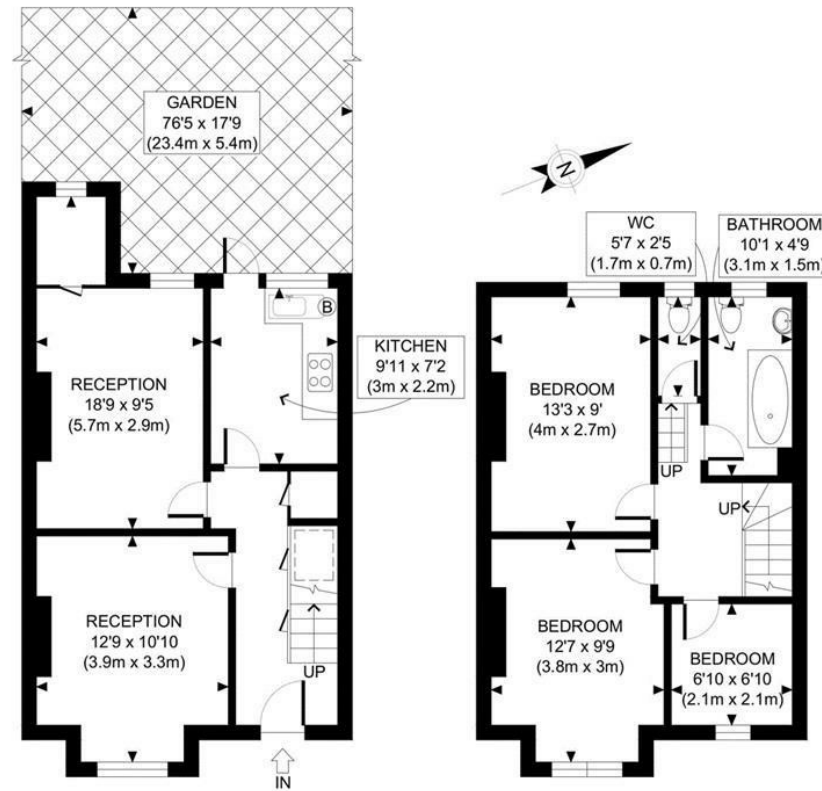
There is an excellent choice of local schools nearby, while the nearby A40 offers straightforward access into Central London and the wider motorway network.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a superb family home with outstanding scope for future growth in a prime West London location. Early viewing is highly recommended.









GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 452 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 423 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 875 SQ FT/ 81 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.

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