Rolfe East

Moat Place, W3

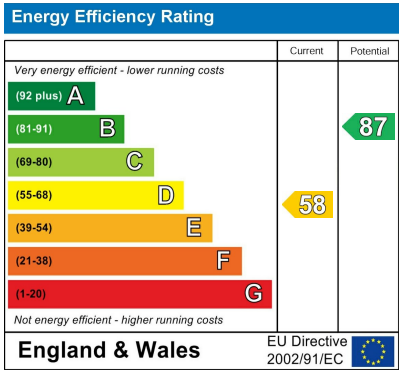
£550,000

- Three-bedroom semi-detached family home
- Excellent potential to extend (STPP)
- Top schooling options closeby
- Quiet cul-de-sac location
- Bright and spacious accommodation
- Large west-facing rear garden (We have included a pictures to show the potential of the garden).).
- Private front garden

66 High Street, W3 6LE
020 8993 7755

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

- Easy access to Acton Main Line (Elizabeth Line), North Acton and West Acton stations
- No onward chain
- Ideal family home with scope to modernise



Viewings

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

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Council Tax Band: D

A fantastic opportunity to acquire this well-proportioned three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac in the heart of West Acton. Offered to the market with no onward chain, the property boasts an impressive west-facing rear garden and excellent potential to extend (subject to the usual planning consents), making it an ideal purchase for families, investors, or buyers looking to create their dream home.

The accommodation comprises a bright and spacious reception room, a separate fitted kitchen, three bedrooms, and a family bathroom. While the property would benefit from some updating, it offers an exciting opportunity to modernise and personalise to your own tastes.

Externally, the home enjoys a private front garden and a large west-facing rear garden, providing the perfect setting for outdoor entertaining, family life, or future extension.

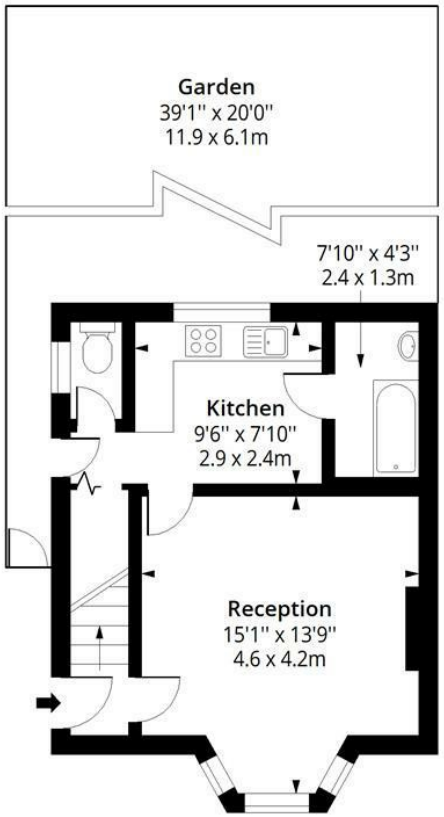
Moat Place is superbly positioned within easy reach of West Acton and North Acton Underground stations (Central Line), Acton Main Line (Elizabeth Line), and is within walking distance of the popular North Acton Playing Fields. The property is also conveniently located close to Ealing Common, a variety of local amenities, and offers excellent access to the A40, providing swift links into Central London and beyond.

The property is particularly well placed for a number of highly regarded local schools, including West Acton Primary School, The Japanese School, St Vincent's Catholic Primary School, Ellen Wilkinson School for Girls, Holy Family Catholic Primary School, Ada Lovelace Church of England High School, and Twyford Church of England High School, making it an excellent choice for growing families.

Early viewing is highly recommended to fully appreciate the generous accommodation, outstanding potential, and sought-after location this wonderful home has to offer.

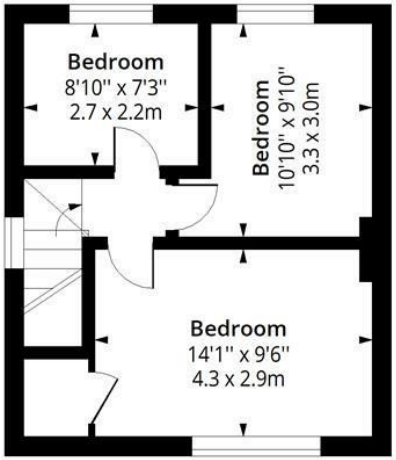
Moat Place W3

Approx. Gross Internal Area 708 Sq Ft - 65.77 Sq M



Ground Floor

Floor Area 362 Sq Ft - 33.63 Sq M



First Floor

Floor Area 346 Sq Ft - 32.14 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/8/2026