

# Rolfe East



## Kingsdown Avenue, W3

£650,000

- Extended four-bedroom end-of-terrace home
- Situated within a peaceful and sought-after cul-de-sac
- Bright and versatile living spaces
- No chain
- Well-presented throughout with spacious family accommodation
- Large private rear garden
- East Acton (Central Line) walking distance
- Huge potential to extend (subject to planning permission)
- Two bathrooms
- Acton Main Line (Elizabeth Line) within approximately a quarter of a mile  
Close to Westfield London, local amenities, bus routes, and the A40

66 High Street, W3 6LE  
020 8993 7755

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

A rare opportunity to acquire this well-presented and extended four-bedroom end-of-terrace family home, ideally situated within a peaceful cul-de-sac setting. Offering generous living accommodation throughout, the property also presents exciting further potential to extend, subject to the usual planning consents.

Additional benefits include two bathrooms, a large rear garden, and excellent natural light throughout.

Ideally located for commuters, the property enjoys superb transport connections, with both East Acton Station (Central Line) and Acton Main Line Station (Elizabeth Line) within approximately a quarter of a mile. The A40 is also easily accessible, providing convenient routes into and out of Central London.

Westfield London Shopping Centre is within close proximity, while a variety of local bus routes, shops, and amenities are all within easy walking distance.

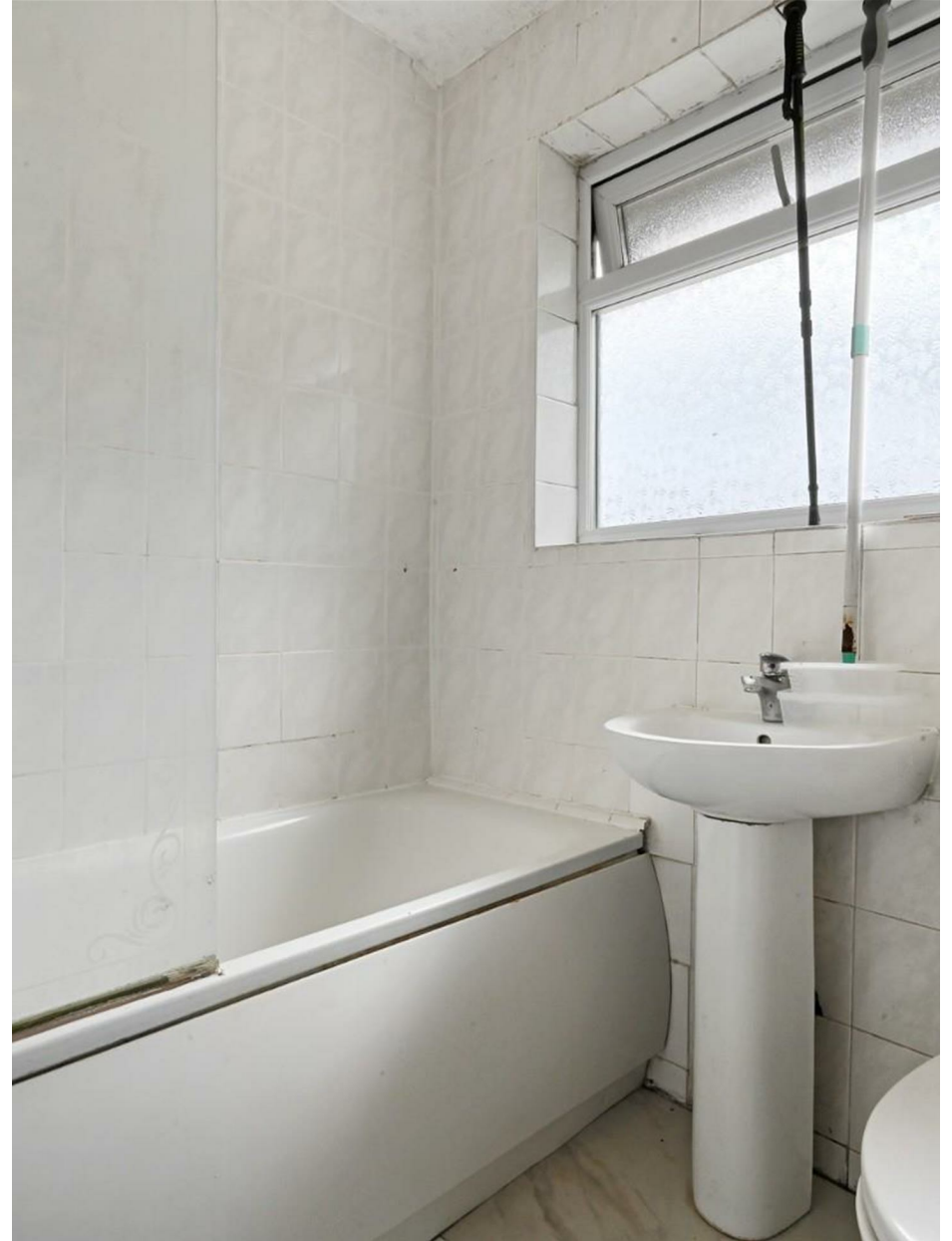
Offered to the market with no onward chain, early internal viewing is highly recommended.



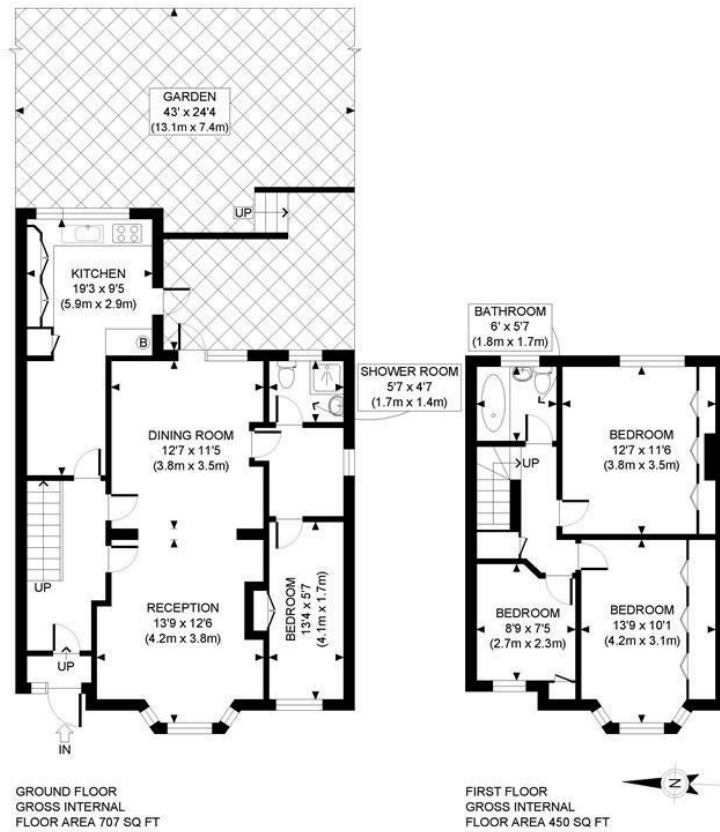
Council Tax Band: E











**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.

PROPERTY PHOTO PLANS

## Viewings

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

## Council Tax Band

E

### 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>		<b>80</b>
(55-68) <b>D</b>	<b>59</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	