



Beaconsfield Road, London
, N15 4SH

Guide Price £900,000



Beaconsfield Road, London

DESCRIPTION

Guide Price £900,000 - £950,000

A beautifully extended and refurbished four bedroom family home.

Situated on the highly sought-after Beaconsfield Road, just off West Green Road, this stunning four bedroom family home is arranged over three floors and offers a wonderful balance of modern comfort and traditional charm.

Two spacious reception rooms – one a formal living room, the other an inviting reading/relaxation space

Impressive open plan kitchen/dining room measuring over 26ft x 15ft, ideal for entertaining, with doors opening onto a 70ft garden with decking area to enjoy al fresco dining.

First floor: three double bedrooms and a family good sized bathroom with waterfall shower.

Top floor: a large principal bedroom with dual aspect, luxury bathroom with skylight, full size sash window, underfloor heating, free standing bath and separate shower.

Underfloor heating in the kitchen/dining area and top-floor bathroom
Elegant oak flooring on the upper floor.

Double glazing throughout, ensuring warmth and energy efficiency.

Thoughtful design and attention to detail, making this home ready to move into.

Outside: The landscaped rear garden extends to approximately 70ft, offering ample space for outdoor living and entertaining. To the front, there is a dropped kerb, offering the potential to reconvert the front garden into off-street parking.

Beaconsfield Road is a desirable tree-lined residential street, perfectly placed for access to a variety of local shops, cafes and transport links. The area is also well served by in the catchment area of excellent schools and well served by a number of nurseries, making it an ideal choice for families seeking both convenience and quality living.



ROOMS

ROOMS



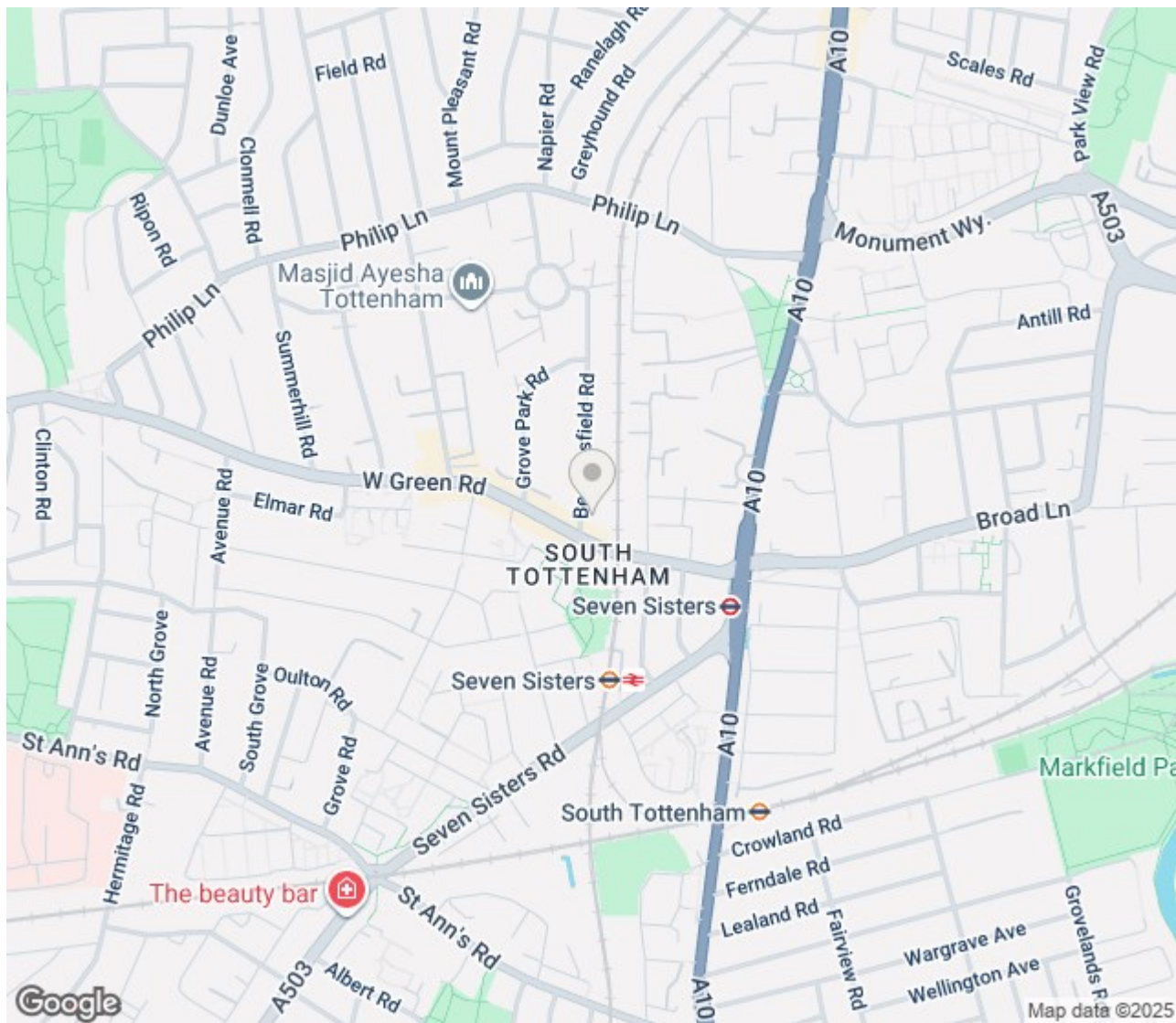
Beaconsfield Road, N15

Approximate Gross Internal Area = 1880 Sq Ft - 174.65 Sq M
(Including Eaves Storage)



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.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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