

84 Northfield Avenue, London, W13 9RR

020 8840 5151



Freehold / House - Semi-Detached

Boston Gardens

£950,000

Located on the West side of this popular residential street, this fully extended four bedroom semi-detached house boasts off-street parking and a large rear garden backing onto green open spaces.

- Four bedrooms
- Off-street parking for two cars
- Large West-facing garden
- Fully extended
- Close to excellent local schools
- Dowstairs cloakroom/utility



Freehold / House - Semi-Detached

Boston Gardens, TW8 9LR

£950,000

Measuring over 1700 sq. ft of living space and close to several excellent local school, this substantial four bedroom family home boasts off-street parking for two cars, well-proportioned rooms and a superb rear garden.

The ground floor features interconnecting living rooms, an open plan kitchen/diner with doors leading a to a recently landscaped rear garden with views overlooking fields. A very useful downstairs cloakroom/utility room completes the ground floor.

Up onto the first floor there are two double bedrooms, a good size single bedroom and a family bathroom. The loft space has been converted creating the principal bedroom with an en suit shower room and plenty of additional storage space.

Boston gardens is situated in the heart of Boston Manor, within close proximity of local shops, restaurants and Boston Manor Picadilly line station (3 minute walk) and falling within catchment for highly regarded primary and secondary schools. Boston Manor Park is also a few minutes walk away. CPZ parking (Monday - Friday 9am-6pm).



Boston Gardens, TWB



Approximate Gross Internal Floor Area 1717.0 sq. ft / 159.5 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.