



## Croft Gardens, W7

£1,100,000

This unique spacious plot offers future extension/development opportunity as some neighbours have done (STPP). Currently offered as a well proportioned four bedroom, two reception room family home with a large secluded garden and outbuilding.





Offering nearly 1400 sq ft, this beautiful family home is a must for early viewing! The ground floor comprises two reception rooms and a large kitchen/diner extension leading to the sun-trapped west-facing garden. A perfect extension to the side has added a double bedroom with en-suite shower-room. The first floor offers two double bedrooms, additional single bedroom and family bathroom. Further potential to extend to the loft (STPP).

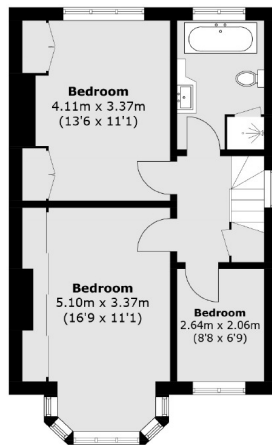
Ideally located for excellent transport links including the Elizabeth Line (Hanwell station) providing unrivalled access to Central London as well as the benefit of Northfields & Boston Manor stations (Piccadilly). Local parks include Elthorne, Lammas & Walpole.

- Large Plot • Four Bedrooms • Ofsted Outstanding Schools •
  - Elizabeth Line (Hanwell Station) • Off-Street Parking • Stunning Garden •
-

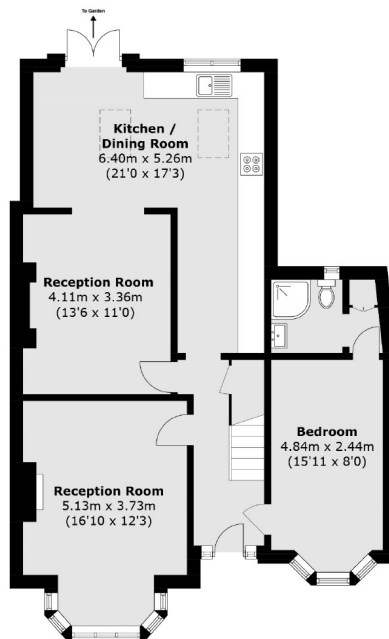




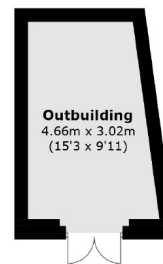




**First Floor**



**Ground Floor**



**(Not Shown In Actual Location / Orientation)**

Total area (approx.): 128.5 sq. m (1,383.1 sq. ft)  
Outbuilding (approx.): 12.8 sq. m (137.8 sq. ft)

Robertson Smith & Kempson Northfields Sales  
116 Northfield Avenue,  
London, W13 9RT  
020 8566 2340  
[northfieldssales@robertsonsmithandkempson.co.uk](mailto:northfieldssales@robertsonsmithandkempson.co.uk)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.