

Rolfe East



Fairfields Crescent, London, NW9 0PR

£550,000

- Three-bedroom semi-detached family home
- Spacious and well-proportioned living accommodation, with useful loft space with further potential within
- Opportunity to modernise and add your own style
- Offered to the market with no onward chain
- Sought-after Roe Green location in Kingsbury
- Off-street parking and large outbuilding to the rear
- Close to highly regarded local primary and secondary schools
- Excellent potential to extend (subject to planning permission)
- Within easy reach of Roe Green Park and Fryent Country Park
- Excellent transport links via Kingsbury (Jubilee Line) and Colindale (Northern Line)

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020 8993 7755

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


Viewings

Viewings by arrangement only.

Call 020 8993 7755 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



This semi-detached three-bedroom family home is ideally located within the highly sought-after Roe Green area of Kingsbury and offers excellent potential for further extension, subject to the necessary planning permissions.

The property benefits from off-street parking, a large outbuilding to the rear, generously proportioned living accommodation, and a useful loft space, while also providing an exciting opportunity for buyers to modernise and create a home tailored to their own style and requirements.

Set within this popular and family-oriented neighbourhood, the home is perfectly placed for access to several highly regarded local schools, including St Robert Southwell Roman Catholic Primary School and Oliver Goldsmith Primary School, both within approximately half a mile, together with Kingsbury High School just a quarter of a mile away.

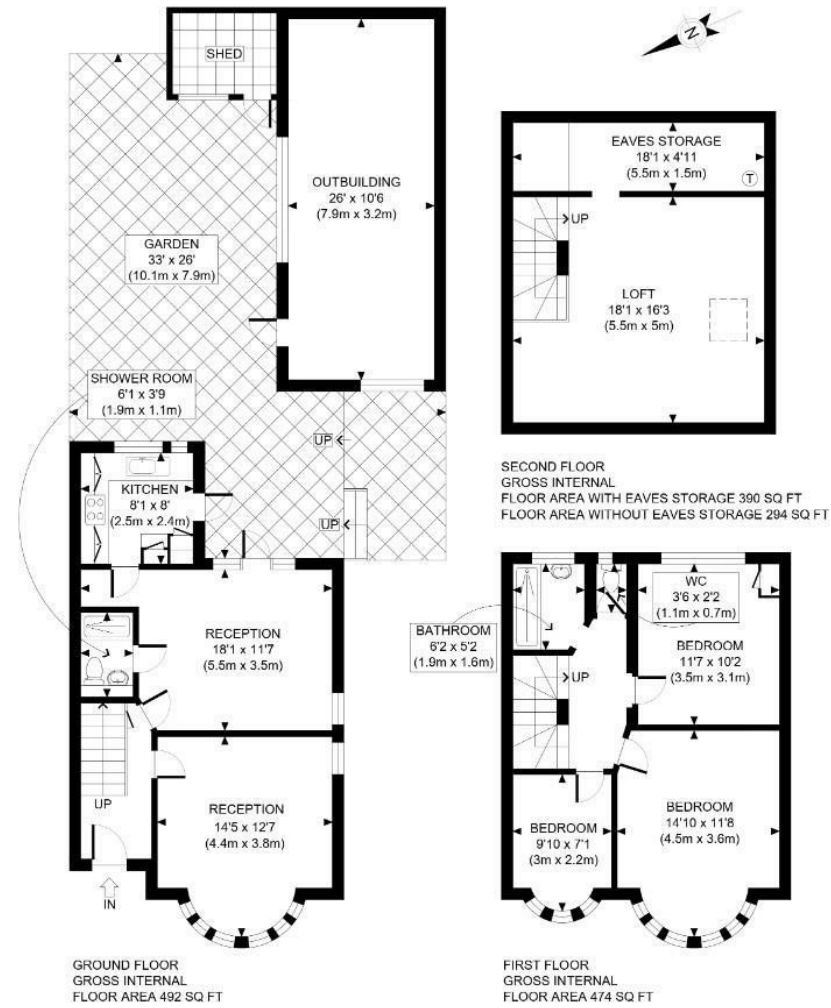
Fairfields Crescent is conveniently situated just off Roe Green and within easy reach of Kingsbury Town Centre, offering a wide variety of shopping amenities, cafés, and everyday conveniences. Excellent transport connections are available, with Kingsbury Underground Station (Jubilee Line) providing direct access into Central London in approximately 20–25 minutes. Multiple bus routes are also easily accessible nearby, while Colindale Station (Northern Line) is within approximately one mile.

The area is further enhanced by an abundance of green open spaces, including Roe Green Park, offering tennis and basketball courts alongside a children's playground, and Fryent Country Park, known for its scenic walking trails and countryside views. No onward chain!









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