84 Northfield Avenue, London, W13 9RR
020 8840 5151



Freehold / House - Terraced

Swyncombe Avenue

£995,000

A well-presented four bedroom family home with a wonderful South-facing garden overlooking playing fields and valuable off-street parking.

- Four bedrooms + two bathrooms
- Wonderful South-facing garden
- Off-street parking
- Excellent local schools, parks & amenities
- Close to tube, train & LHR air connections
- Downstairs WC











Freehold / House - Terraced

Swyncombe Avenue
£995,000

Surrounded by desirable schools, with excellent transport links and numerous local parks, this property is perfect for a growing family seeking green spaces, a community lifestyle and quick City or airport commute.

Downstairs, a generous entrance hall leads to a bright bay-fronted reception room at the front, filled with natural light. To the rear, a second reception room currently arranged as a living and dining area seamlessly flows through to the kitchen, which has direct access onto a large South-facing garden with valuable rear access.

The first floor offers two generous double bedrooms and a third bedroom. The front bedroom has a bay window which floods the room with natural light and built-in wardrobes. The second double enjoys uninterrupted views across playing fields, while the third is ideal as a nursery, home office, or child's room. A family bathroom completes this level.

The well-crafted loft conversion now houses the principal bedroom, an en suite bathroom and plenty of additional storage space. Similar to the second double on the first floor, this bedroom enjoys wonderful views across open green spaces and beyond.

Ideally located with easy access to Northfields' array of shops, cafés, and transport links, including Northfields Station and the Great West Road. The property also falls within the catchment areas for the highly regarded Ealing Fields High School and Gunnersbury Catholic School.

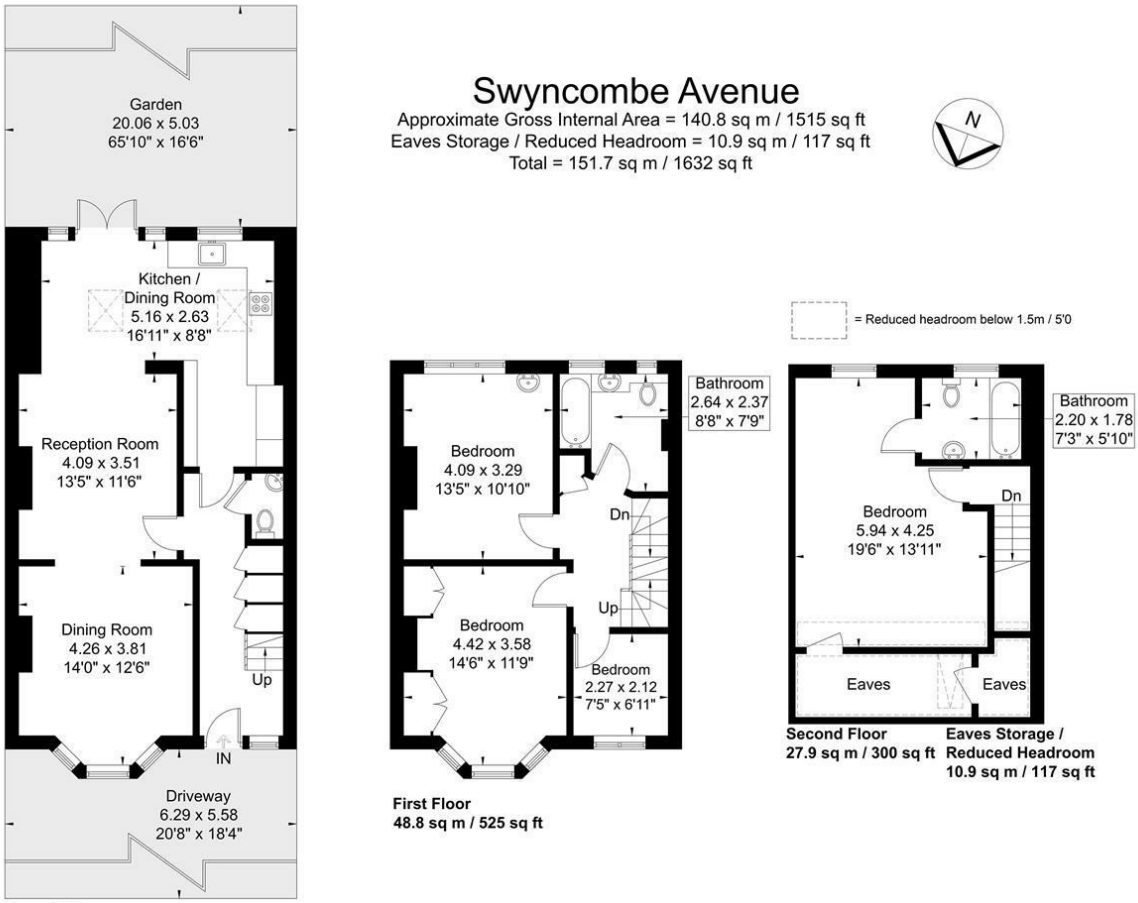




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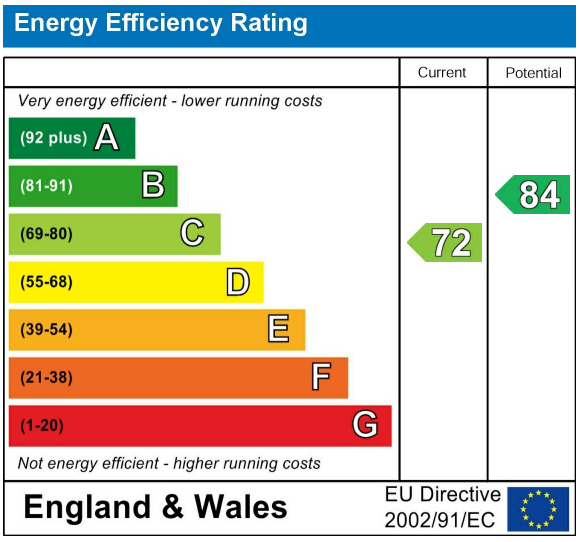
Swyncombe Avenue

Approximate Gross Internal Area = 140.8 sq m / 1515 sq ft
Eaves Storage / Reduced Headroom = 10.9 sq m / 117 sq ft
Total = 151.7 sq m / 1632 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Energy Performance Graph



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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.