



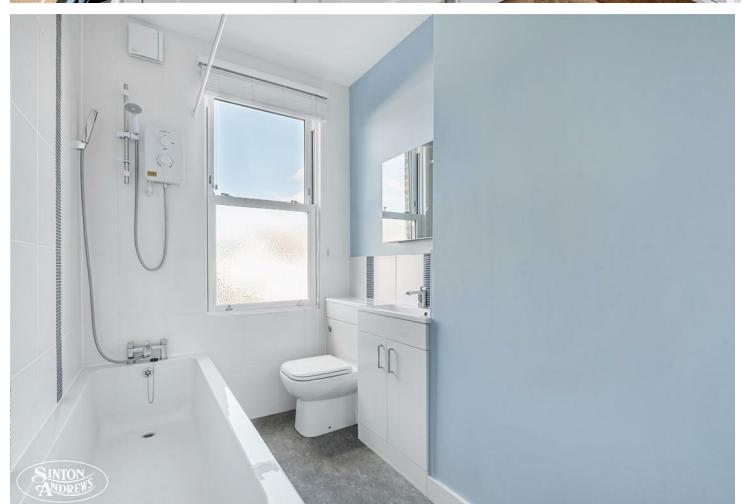
**Freehold / House - Terraced**

**Balfour Road**

**£795,000**

Offered to the market on a chain free basis, this two double bedroom late Victorian house is presented in excellent condition throughout and located in the heart of Northfields.

- Two double bedrooms
- No onward chain
- Very well presented throughout
- Fielding Primary catchment
- Attractive period house
- Potential to extend (STP)



**Freehold / House - Terraced**

# Balfour Road, W13 9TN

## £795,000

Located moments from Fielding Primary school and well-presented throughout, this period mid-terrace house is ready to move into and also offers the opportunity to extend both the ground floor and into the loft space, subject to gaining the usual consents.

The ground floor features a front reception room and at the rear of the property you will find a bright and spacious open-plan kitchen/dining area. Doors from the recently fitted kitchen open onto a beautifully landscaped and low maintenance garden.

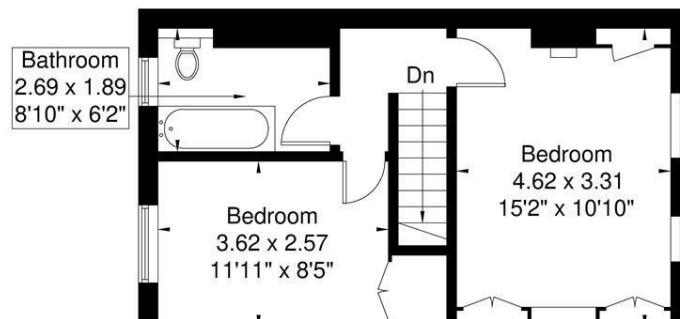
Up on the first floor there are two double bedrooms and a family bathroom. The property has been extremely well maintained by the current owners and benefits from recently fitted double glazed sash windows.

Balfour Road is located in the heart of Northfields close to Fielding Primary school and well placed for Elthorne High school. The shops, café bars and eateries on Northfield Avenue are just a short stroll away along with the Piccadilly Line tube station, West Ealing station (Crossrail) and several local parks.

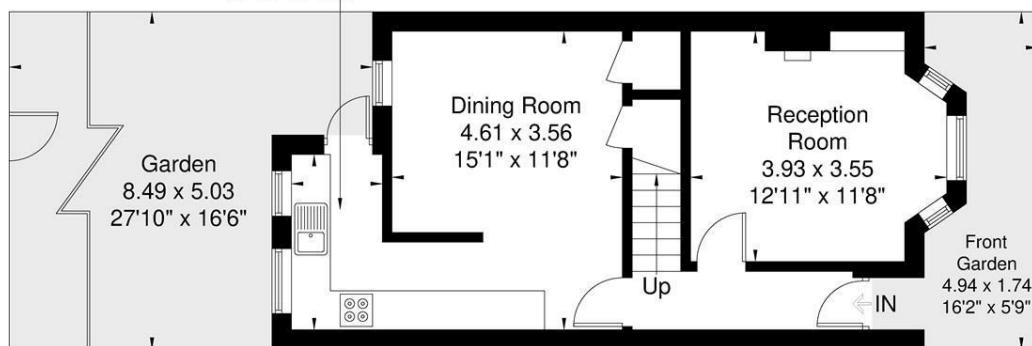


## Balfour Road

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft



**First Floor**  
36.7 sq m / 395 sq ft

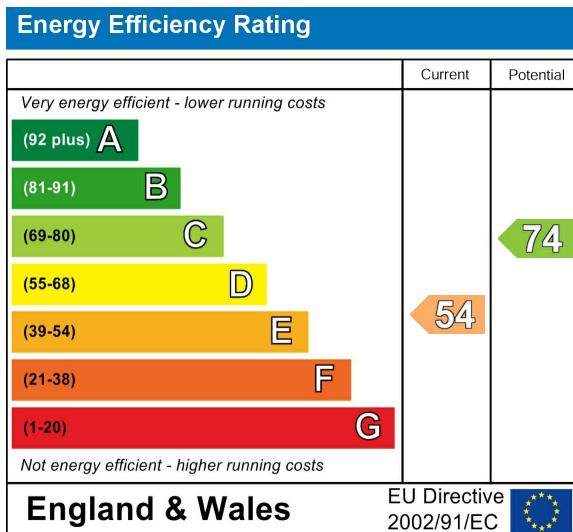


**Ground Floor**  
41.8 sq m / 450 sq ft

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.