



Freehold / House - Semi-Detached

Northfield Road

£725,000

Tucked away on a pretty street just off Northfield Avenue, this bright two double bedroom semi-detached period house enjoys a sun-kissed South-facing garden and is located moments from Fielding Primary school.

- Two double bedrooms
- No onward chain
- Close to Fielding Primary school
- Close to Elizabeth and Piccadilly Line stations
- Scope for extensions (STP)
- Central Northfields location



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Northfield Road, W13 9SY

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The ground floor comprises two reception rooms and a stylish kitchen. A door from the kitchen opens onto a sun-filled South-facing garden.

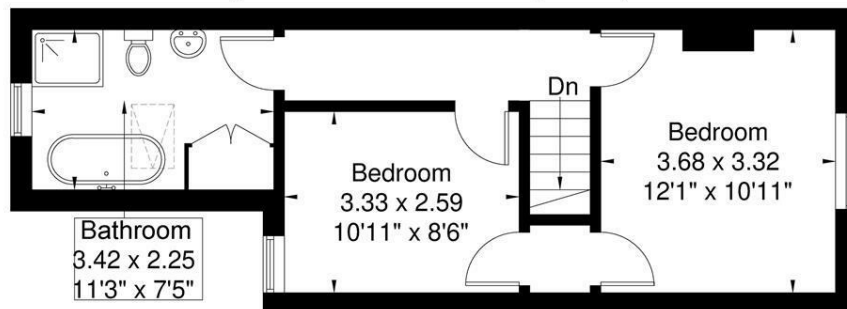
Upstairs there are two double bedrooms and a expansive contemporary bathroom. There is scope to enhance and enlarge the property by extending both the ground floor and into the loft space (STP). The property also benefits from valuable side access.

Northfield Road is a quaint street perfectly placed within a short walk for the shops, café bars and restaurants on Northfield Avenue and nearby Waitrose, Sainsbury's and Tesco Metro. Also within easy reach of the Piccadilly Line station and West Ealing station (Elizabeth Line) and also handy for Lammas, Walpole and Elthorne parks. For families, Fielding Primary and other excellent local schools are also close by.

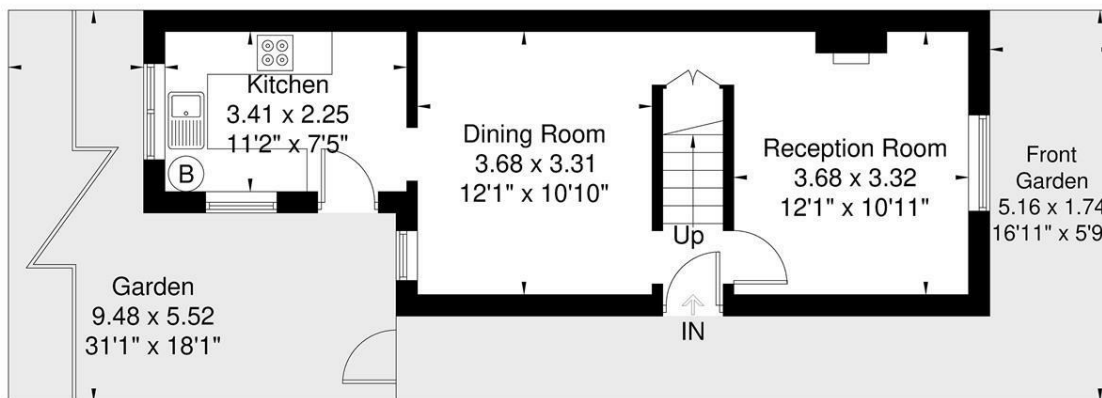


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Approximate Gross Internal Area = 75.4 sq m / 810 sq ft



First Floor
37.7 sq m / 405 sq ft



Ground Floor
37.7 sq m / 405 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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

020 8840 5151

northfieldsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.