

84 Northfield Avenue, London, W13 9RR

020 8840 5151



**Freehold / House - Semi-Detached**

**Coldershaw Road**

**£925,000**

A three double bedroom Edwardian semi-detached house offering fantastic potential to extend and remodel, subject to gaining the usual consents.

- Three double bedrooms + dressing room
- Off-street parking
- No onward chain
- Potential to extend/remodel (STP)
- Great transport links (Elizabeth + Piccadilly Line )
- Close to several outstanding local schools







**Freehold / House - Semi-Detached**

## Coldershaw Road

£925,000

Arranged over two floors and boasting a large garden and off street parking, this period house is both bright and spacious, offering generous room sizes and high ceilings.

The property features a wide and welcoming hallway, three reception rooms and kitchen. Doors from the back reception room and kitchen open onto a wonderful rear garden. Up onto the first floor there are three generous double bedrooms, one of which boasts a dressing room, and family bathroom. There is potential to extend both into the loft space and on the ground floor (STP).

Coldershaw Road is a short walk to the neighbourhood shops and cafes on Northfield Avenue and West Ealing Broadway. Rail links for West Ealing (Elizabeth Line) and Northfields (Piccadilly), both easily reached. The nearby schools such as Fielding and Oaklands Primaries + Elthorne Park High, are very popular with local families.





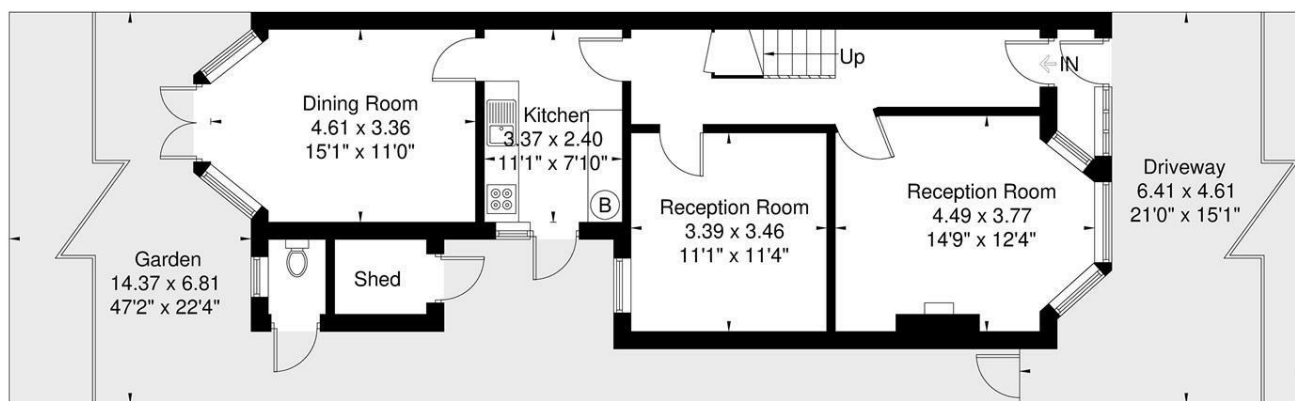
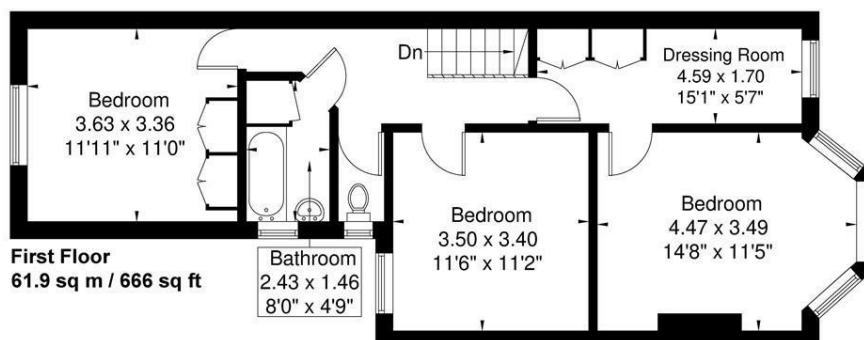
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## Coldershaw Road

Approximate Gross Internal Area = 133 sq m / 1431 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 46                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.