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**HUNTERS**<sup>®</sup>

# Lichfield Road, Cricklewood, London, NW2

## Offers In Excess Of £625,000



**\*\* Sold by Hunters West Hampstead \*\*** A four-bedroom semi detached house with a private rear garden, spanning over 958 square footage of internal living space.

The property spaced over two floors includes; four generously sized bedrooms with ample storage, two full bathrooms, a separate W/C, a reception room with space for dining, 2 kitchens, and a large East facing garden. The house is a rare find in a sought-after location, combining modern living with the charm of London.

Located in Cricklewood, this house benefits from excellent transport links and a variety of local amenities, including shops, cafes, and parks, all within easy reach. The property is a 5 minute walk to Cricklewood Broadway Thames Link line leading to Kings Cross within 15 minutes.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
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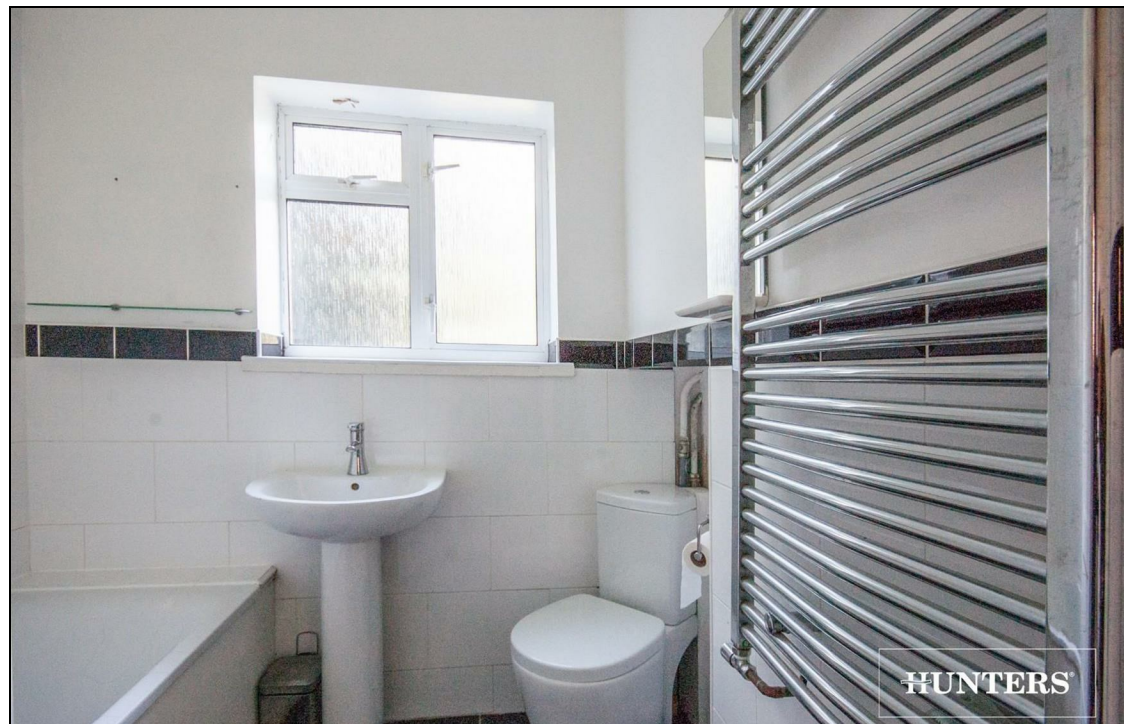


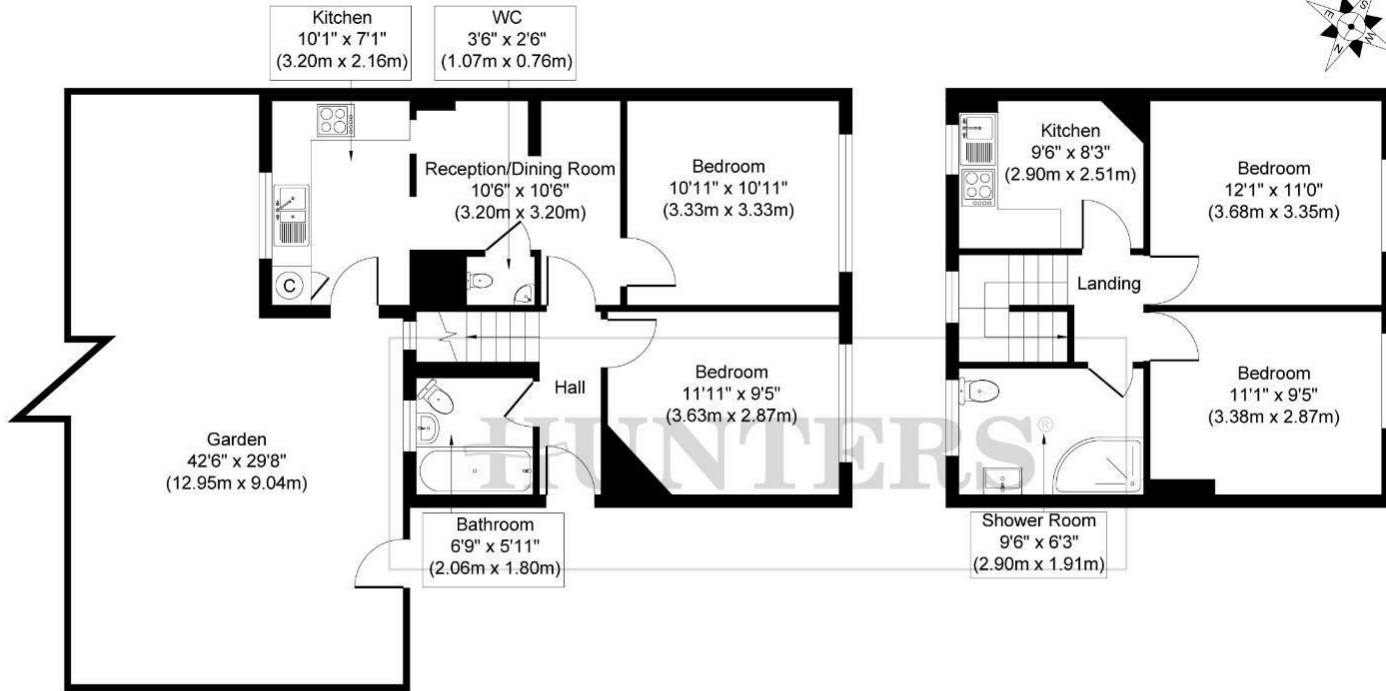


## KEY FEATURES

- Four Bedroom freehold house
- Over 958 sq.ft. of internal living space
  - Semi-detached
  - Large East-facing rear garden
  - Off-street parking
- Two full bathrooms, and a separate W/C
  - Sold chain-free
- Access to Cricklewood Broadway

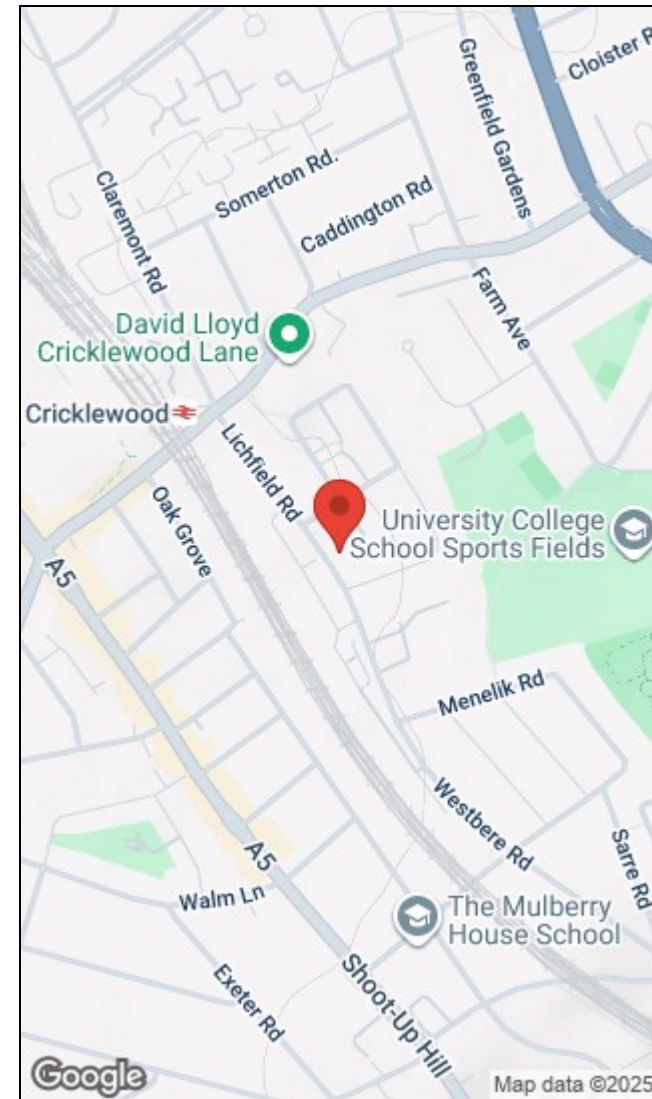






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		76	
	60		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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