



Freehold / House - Terraced

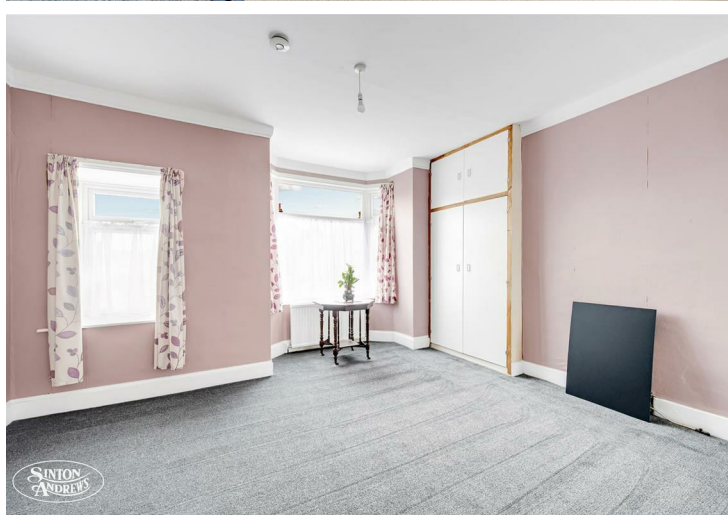
Northcroft Road

£965,000

*****Viewings to commence on Saturday 11th April*****

A charming three-bedroom family home, Ideally located in the heart of Northfields close to excellent schools, transport links, a variety of local parks and local amenities. The property presents a wonderful opportunity to acquire a welcoming home in the much sought after Northcroft Road.

- A charming three bedroom period home
- On the highly sought after Northcroft Road
- Scope to enhance both at the side and to the loft (Subject to planning)
- Within Catchment for Fielding Primary & Elthorne high schools
- Less than 10 Minutes' Walk to Northfields Station (Piccadilly Line)
- Secluded and generous West-facing garden



Freehold / House - Terraced

Northcroft Road, W13 9SR

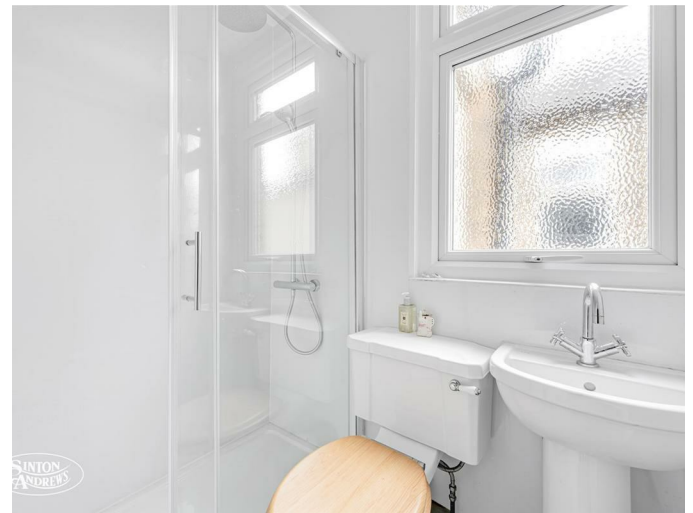
£965,000

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 peaceful garden with valuable rear access and excellent potential.

The first floor offers two generous double bedrooms and a third bedroom. The master has windows to three aspects, including a bay window which floods the room with natural light. The second double enjoys uninterrupted garden views, while the third is ideal as a nursery, home office, or child's room. A family bathroom completes this level.

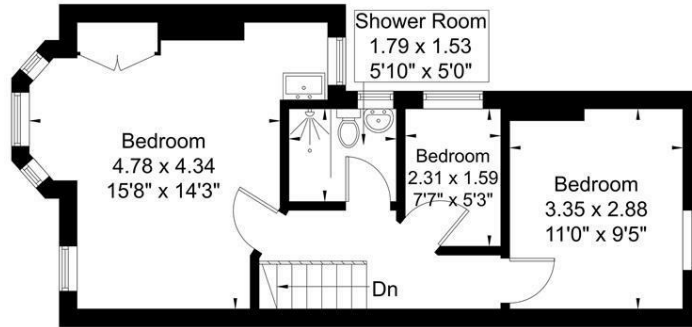
The property is double glazed throughout and benefits from a combi boiler installed in 2021. The home also offers excellent scope to further enhance and extend to the side & into the loft (subject to planning consent).

Situated in a sought-after residential street within the Fielding Primary & Elthorne High School catchment, combining charm, genuine potential, and an exceptional location, this delightful property presents a rare opportunity to secure a wonderful home.

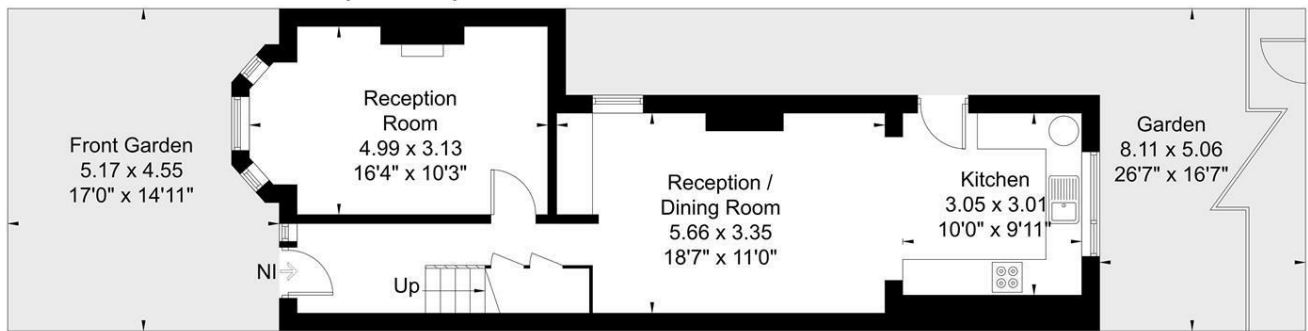


Northcroft Road

Approximate Gross Internal Area = 93 sq m / 1000 sq ft



First Floor
41.5 sq m / 446 sq ft



Ground Floor
51.5 sq m / 554 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			
(69-80) C			78
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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.