



HIGHCROFT GARDENS, NW11
£1,300,000 FREEHOLD

A beautifully maintained 4 bedroom house in Temple Fortune.

4 Bedrooms/ 2 Bathrooms/ Guest WC/
Luxury Kitchen/ Off Street Parking for 2 Cars /
45 ft. South Facing Rear Garden/ EPC Rating: D



DESCRIPTION:

A lovingly maintained 4 bedroom 2 bathrooms (1 en-suite shower room) semi-detached family home located in the centre of Temple Fortune.

Highcroft Gardens is situated between Templars Avenue and Wentworth Road. The street is tree lined and wide with the majority of houses having off street parking (as does this one for 2 cars); and very little traffic usage other than from residents or visitors to houses in this street.

Accommodation comprises, on the ground floor 2 large intercommunicating reception rooms (17 ft. each in length), a fully equipped and contemporary kitchen and a guest cloakroom. Adjoining the kitchen and leading out onto the South facing rear garden is a timber loggia where plentiful amount of grapes have been grown from the vine!

On the 1st floor there are 4 bedrooms with the master bedroom having its own en-suite shower room plus there is a large family bathroom and combined WC. There is a large access panel and drop down ladder from one of the bedrooms leading to a spacious front section of the loft which is usable as a room or for a significant amount of storage.

To the front of the house there is off street parking for 2 large cars. The rear garden is predominantly lawned and is nicely screened from neighbouring properties.

This a lovely family house that has been extremely well maintained in a highly desirable road.

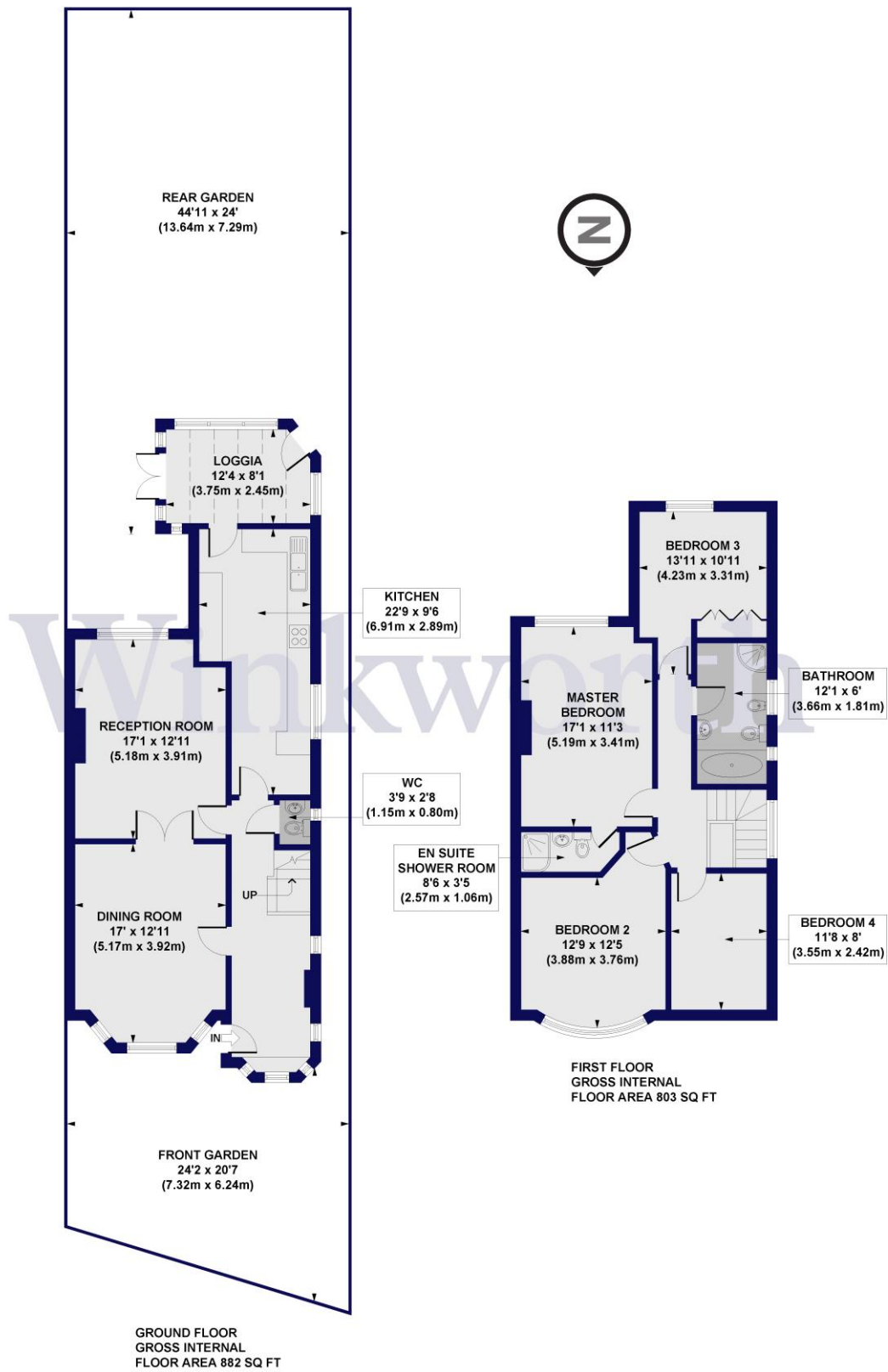
Early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Highcroft Gardens, NW11

Approx. Gross Internal Floor Area 1685 sq. ft / 156.55 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.