



Winkworth

for every step...



BOYCROFT AVENUE, KINGSBURY, LONDON, NW9
OFFERS IN THE REGION OF £750,000 FREEHOLD

BEAUTIFULLY EXTENDED SEMI DETACHED FOUR BEDROOM FAMILY HOME

- COUNCIL TAX BAND D – BRENT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

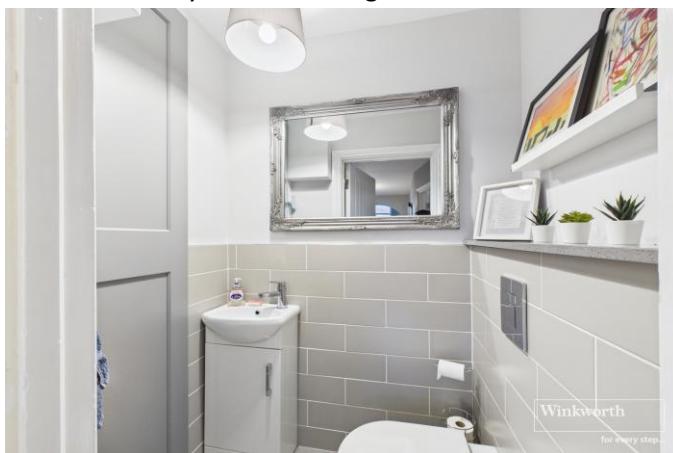
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A charming and beautifully presented semi-detached family home, offering comfort and style throughout. The ground floor hosts a cosy front lounge, alongside a separate through-lounge which connects seamlessly with the modern open-plan kitchen/ diner. Bi-folding doors overlook the well-maintained & low-maintenance rear garden with tidy artificial lawn, a suntrap patio, raised decking area and a large outbuilding providing excellent storage solutions. There is also convenient side-gate access from the front of the property to the garden, driveway parking, EV charging point, and a guest W/C on the ground floor. On the first floor you'll find two generous double bedrooms and a single bedroom all served by a contemporary family bathroom. The loft has been thoughtfully extended to create an impressive master bedroom, complete with a sleek en-suite and integrated TV media system. Nestled within a family-friendly residential road between Slough Lane and Church Lane, the property is ideally positioned within the catchment area for highly regarded local schools in a well-connected location. A fully extended, turnkey home ready for its next family to move straight in.



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Approximate total area⁽¹⁾
1534 ft²
142.6 m²

Reduced headroom
36 ft²
3.3 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft x 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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