



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**

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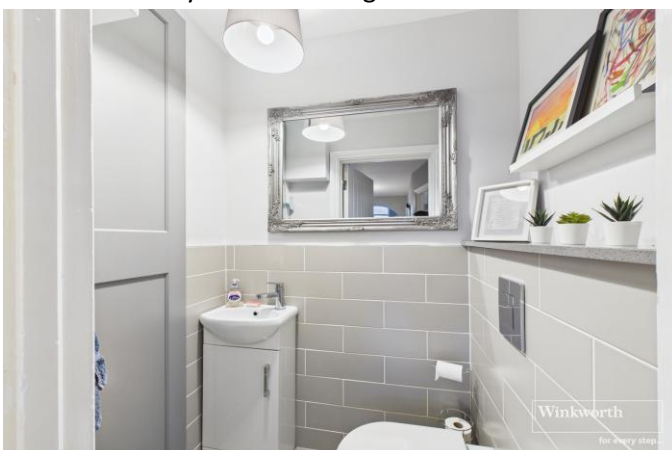
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A charming and beautifully presented semi-detached family home, offering comfort and style throughout. The ground floor hosts a cosy front lounge, alongside a separate through-lounge which connects seamlessly with the modern open-plan kitchen/ diner. 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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