

**Balfour Road, W13**

Approximate Floor Area = 108.5 sq m / 1168 sq ft



**3 BEDROOM HOUSE**

**Balfour Road, W13**

**£875,000**

Introducing a charming three bedroom, two bathroom end of terrace property nestled in the heart of Northfields. Uniquely positioned this gem, offers a sense of privacy and tranquillity uncommon for properties in the area.

This home has been refurbished lovingly and skilfully by the current owners to create the perfect family home.

**FEATURES**

- Three Bedrooms
- Two Bathrooms
- Separate Kitchen & Dining
- Northfields Station (Piccadilly Line)
- Northfield Amenities
- Fielding Primary School
- EPC Rating D





3 BEDROOM HOUSE

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Upon entering, you're greeted by a wonderful front reception room leading seamlessly to a separate kitchen and living area.

As you ascend the stairs you will discover two generously sized bedrooms and a spacious family bathroom boasting underfloor heating. The top floor features an en-suite bathroom featuring a Juliette balcony, offering a private retreat. Ample storage can be found throughout the house, ensuring clutter-free living.

Situated in the coveted catchment area of the esteemed Fielding Primary School, this property promises an excellent educational opportunity. Convenience is key, with Northfields station just a 10-minute stroll away, providing easy access to transportation. Additionally, local amenities are a mere 5-minute walk, making errands and leisure activities effortlessly accessible. Don't miss the chance to call this Northfields haven home where comfort, convenience and character converge seamlessly.

EPC Rating D.

