



PURLEY AVENUE, CRICKLEWOOD NW2

Semi-detached low level dwelling with 4 bedrooms and 2 bathrooms, situated in a tree lined road just off The Vale, offering extensive accommodation extending to 1869 Sq. Ft / 173.68 Sq. M arranged primarily on the ground floor, with a bespoke kitchen including a central island and larder.

Comprising entrance porch, entrance hall, guest cloakroom, study, two separate reception rooms, large open plan kitchen/family room, utility room, television room/2nd study. Upstairs is the main bedroom with an en-suite bathroom, two double bedrooms, a single bedroom/walk-in wardrobe and a bathroom. There is a beautifully landscaped, southwest facing 73 x 37 rear garden with lawn and decked area. To the front, mature well tended garden with driveway.

Asking Price £1,195,000 Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC