



## Larch Road, NW2

Freehold - £699,950

OFFERED WITH NO ONWARD CHAIN, this well-proportioned three-bedroom Victorian terraced home boasts spacious interiors and a generously sized rear garden, presenting a fantastic opportunity for buyers seeking a charming period, family home with potential.

The Ground Floor comprises a light filled reception room, kitchen/diner with double doors leading out to a well sized rear garden. Three well sized double bedrooms and a family bathroom with a separate toilet make up the First Floor. This house has excellent ceiling heights and potential to exchange to the side and rear and loft conversion subject to necessary planning consents.

Larch Road is one of the popular tree roads in Cricklewood, located conveniently for Cricklewood Broadway, Edgware Road & Willesden Green. The green open spaces of Gladstone Park is close by with its 94 acres, outdoor gym, tennis courts and café with excellent transport connections with Willesden Green (Jubilee - Zone 2) and Cricklewood (Thameslink - Zone 3).



020 7328 2828

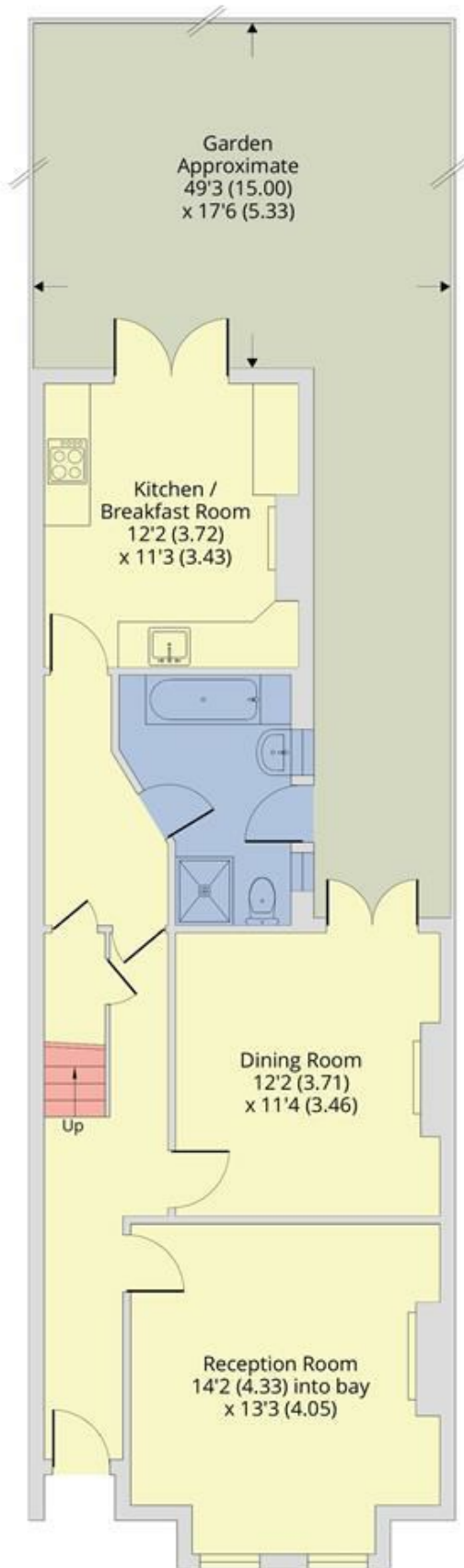
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Larch Road, London, NW2

Approximate Area = 1378 sq ft / 128 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

EPC: E

Ref: 19074400



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Camerons Stiff & Co. REF: 1282819

