



## Royle Crescent, W13

£899,950

This four bedroom family home, in a quiet cul-de-sac has been creatively extended and modernised by its current owners. There is off-street parking for two cars and a range of technological features throughout.



A four bedroom, two bathroom home which has been fully extended to provide maximum living and storage space. On the ground floor there is a comfortable living room with feature fireplace and dining room with integrated ceiling speakers. To the rear, the modern kitchen has been extended, giving great natural light and has lots of fitted storage and breakfast bar. Also a guest W/C and utility cupboard.

On the first floor, there are three bedrooms, along with a family bathroom. The fourth bedroom has been created from a loft extension and has an en-suite shower room and plentiful storage from built-in wardrobes and eaves space.

A range of technological features include CAT 5/6 cabling for fast internet speeds, Sky TV and Alexa connectivity in all bedrooms. There is also Nest heating control and low energy LED lighting throughout. To the rear of the property, the garden includes mature and palm trees, patio area and storage sheds. There is also off-street parking for several cars and side access to the rear garden.

Close to Cleveland and Pitshanger Parks and the cafés and shops on the nearby Pitshanger Lane. There is also a range different schooling options available locally.

- Off-Street Parking • Semi-Detached • Fully Extended •
  - Ample Storage Space • Modern Specification • Cul-De-Sac •
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Total area: approx. 136.1 sq. metres (1464.6 sq. feet)

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