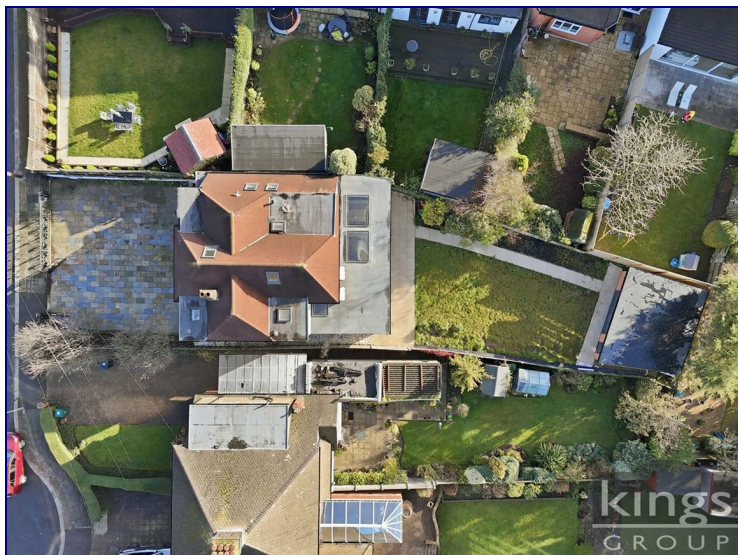




[www.kings-group.net](http://www.kings-group.net)

25 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 364 4118

## Croft Close, London, NW7 4QL



**Offers In Excess Of £1,650,000**

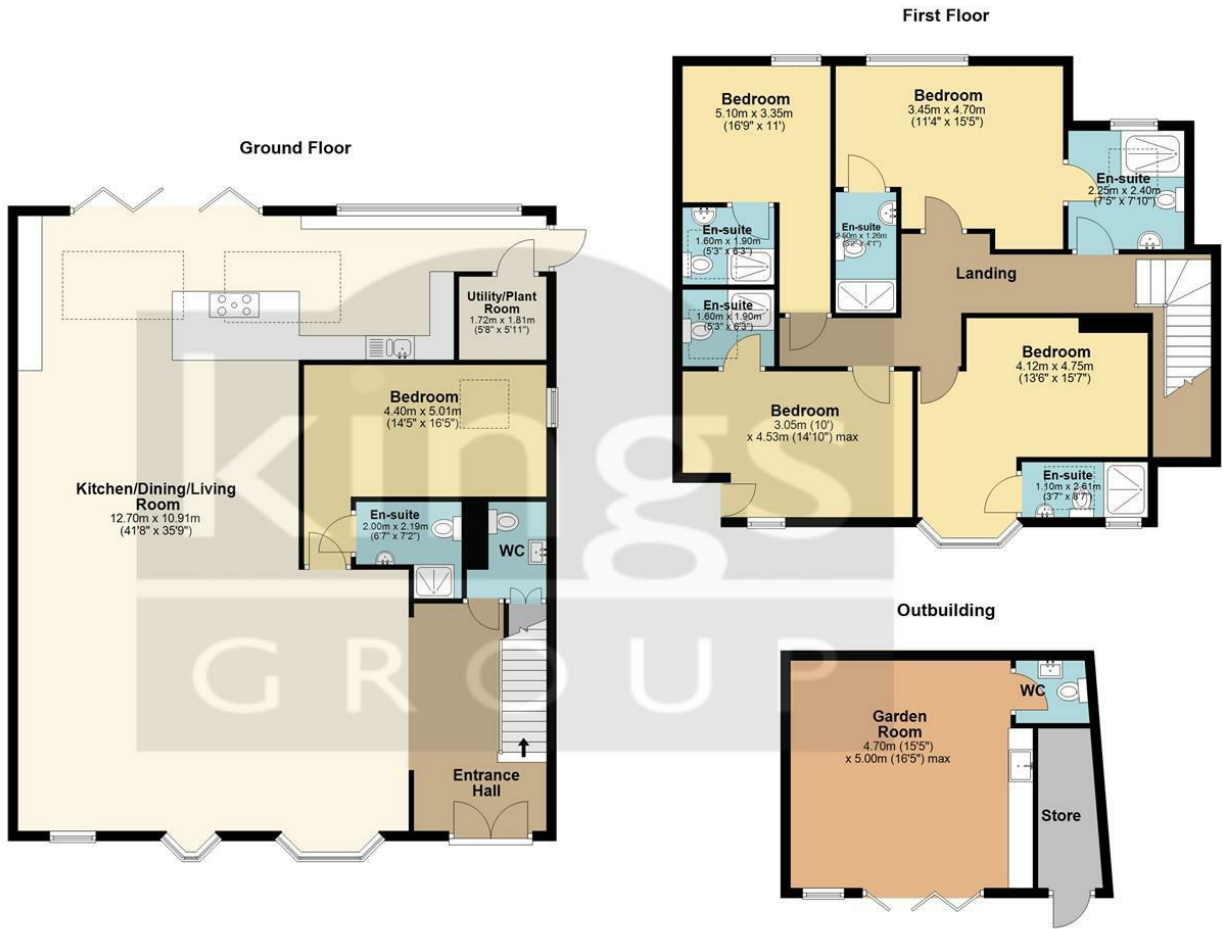
KINGS GROUP offer to the market, situated within a quiet and highly desirable cul-de-sac just off Marsh Lane, this modernised and extended five bedroom, five-bathroom (all en-suite) detached family home offers outstanding space, luxury finishes.

Set behind a secure gated driveway with ample off-street parking, the property has been designed to provide contemporary family living. The ground floor is centred around a stunning open-plan reception, kitchen, and dining space, enhanced by bi-folding doors that open directly onto the rear garden creating a seamless flow between indoor and outdoor living. Additional ground floor accommodation includes a fifth bedroom with en-suite shower room, a guest cloakroom, and a separate utility room.

The first floor offers four generously proportioned bedrooms, each benefiting from its own en-suite bathroom, providing exceptional comfort and privacy for family members and guests alike. A useful loft area is accessed via a







Total area: approx. 263.1 sq. metres (2831.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Croft Close

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	57	74

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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