



SHORTS CROFT, KINGSBURY, LONDON, NW9

**£575,000 FREEHOLD**

## CHARMING THREE BEDROOM HOUSE IN THE ROE GREEN VILLAGE

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



Nestled in the heart of the picturesque Roe Green Village, this gorgeous three-bedroom mid-terrace family home exudes a warm and homely feel throughout. A true retreat from the hustle and bustle of city living, yet just a short stroll from Kingsbury & Colindale's vibrant array of amenities and transport links, this home presents an enviable lifestyle opportunity. Stepping in you're greeted by two well-appointed reception rooms— one of adjoining the modern kitchen, and one opening out to the garden through elegant French doors, creating a seamless flow between indoor and outdoor living. The kitchen itself is stylish and functional, featuring a generous pantry for added storage. Upstairs, you'll find three bedrooms, each benefiting from built-in storage and abundant natural light. A clean and contemporary family bathroom serves this level. Outside, the home continues to impress with a beautifully maintained rear garden framed by lush greenery—perfect for relaxing, gardening, or alfresco dining. A shared driveway and convenient side gate access add to the home's practicality. Roe Green Village offers a unique and idyllic lifestyle—don't miss your chance to become a part of it. Internal viewing is essential.

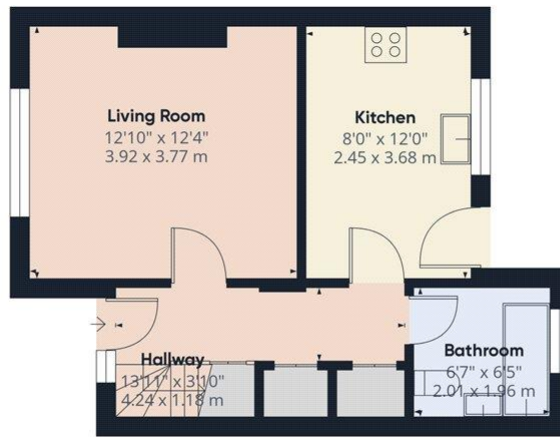


for every step...

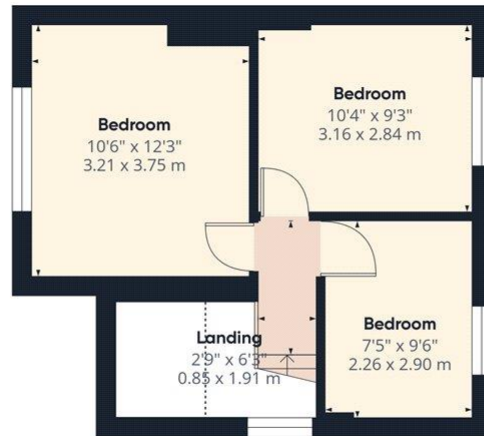


**Winkworth**

for every step...



Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
695.68 ft<sup>2</sup>  
64.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** D - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk



**for every step...**

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.