

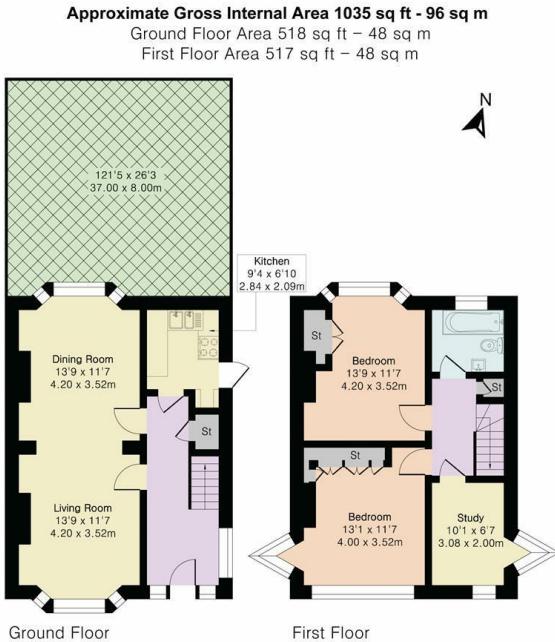


Norval Road, Wembley, HA0 3TD

Asking Price £700,000



Floor Plan



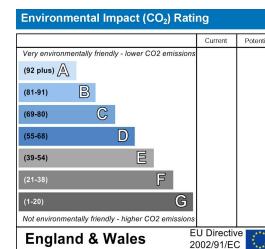
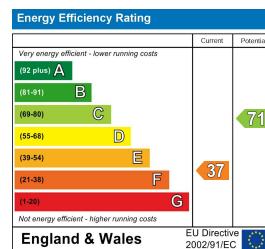
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

daniels
danielsestateagents.co.uk

Daniels are delighted to offer this rarely available detached family home, appointed as sole agents and offered to the market with the benefit of no upper chain. Situated on one of the Sudbury Court Estate's most sought-after roads, the property lies within the Sudbury Court Conservation Area and presents excellent potential for extension. Subject to the necessary planning permissions, there is scope to extend to the side via the garage, to the rear overlooking the generous garden which backs onto parkland, and into the loft space. Early viewing is highly recommended.

Norval Road is a quiet residential turning on the ever-popular Sudbury Court Estate, prized for its convenience and community feel. The location provides superb access to the Bakerloo Line via South Kenton Station, offering straightforward connections into and across London. Families are particularly well catered for, with East Lane Primary School and Wembley High Technology College positioned at the top of the estate, while Orley Farm School and John Lyon School are located a short distance away in Harrow on the Hill.

The property falls within the Sudbury Court Estate Conservation Area, where guidelines apply to extensions and external alterations in order to preserve the character and appearance of the area.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Sudbury

35 Court Parade, Sudbury
Middlesex HA0 3HS

Sales 020 8904 4888
Lettings 020 8452 7999
E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811
Lettings 020 8452 7999
E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000
Lettings 020 8452 7999
E neasden@danielsestateagents.co.uk

Willesden Green

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielsestateagents.co.uk