



Norval Road, WEMBLEY, HA0 3TB  
Asking Price £725,000

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# Floor Plan

Approximate Gross Internal Area 1325 sq ft - 123 sq m  
 (Excluding Garage)  
 Ground Floor Area 801 sq ft - 74 sq m  
 First Floor Area 524 sq ft - 49 sq m  
 Garage Area 132 sq ft - 12 sq m



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.



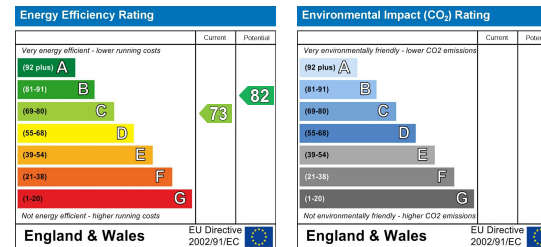
Daniels are delighted to present this charming garage own driveway, semi-detached family home, ideally positioned on one of the Sudbury Court Estate's most sought-after residential roads and offered to the market with the added benefit of no upper chain.

Beautifully maintained and ready to move straight into, the property has been enhanced by a full-width ground floor extension, creating bright and spacious open-plan living accommodation perfectly suited to modern family life. The home further benefits from a ground floor shower room in addition to the family bathroom on the first floor, offering added practicality and convenience.

Norval Road is a quiet and highly regarded turning within the ever-popular Sudbury Court Estate, renowned for its strong sense of community and excellent connectivity. South Kenton Station, providing access to the Bakerloo Line, is within easy reach and offers straightforward links into Central London and surrounding areas.

The property is also ideally situated for families, with highly regarded schools nearby including East Lane Primary School and Wembley High Technology College at the top of the estate, while the prestigious Orley Farm School and John Lyon School are located just a short distance away in the historic setting of Harrow on the Hill.

The home falls within the Sudbury Court Estate Conservation Area, where planning guidelines help preserve the distinctive character and appearance of this desirable neighbourhood.



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.

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