

Valley Drive, NW9 9NS

£865,000



A charming five bedroom semi-detached house located a short walk from Kingsbury Station.

The property offers a good specification throughout and comprises five bedrooms, three bathrooms and a spacious kitchen/dining area leading out to a large private garden. Off-street parking can be found to the front.

Although the property has a floor area of 1,664 sqft, there is further potential to extend the property from the kitchen/dining area to create a larger open plan space. The large loft space also offers scope for conversion into an additional room.

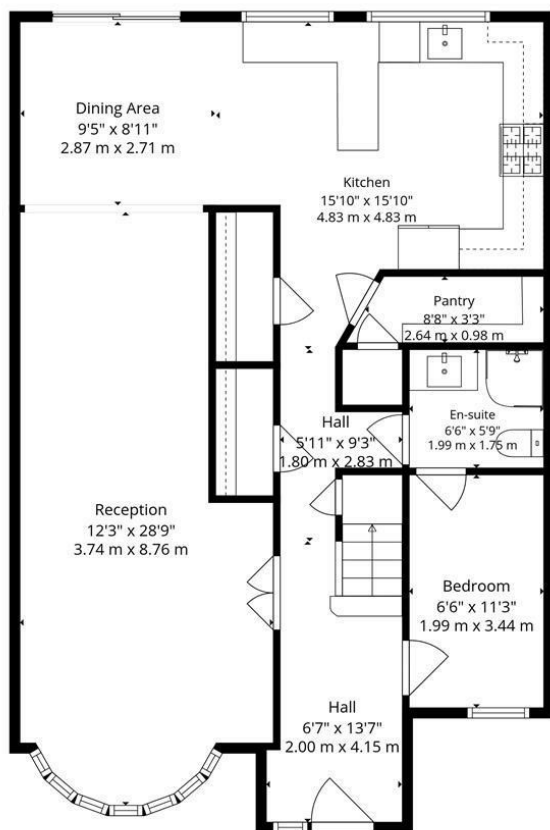
Kingsbury Underground Station (Jubilee Line) is a short walk from the property. It provides direct access into Central London and connections towards Stanmore and Stratford. A number of bus routes also serve the immediate area, running to Wembley, Edgware, Golders Green and Willesden.

Kingsbury Road and Kingsbury High Road provide a good range of everyday amenities within comfortable walking distance. These include supermarkets such as Tesco, Morrisons, Aldi and ASDA, along with a good selection of cafes, restaurants, banks, a pharmacy and a post office.

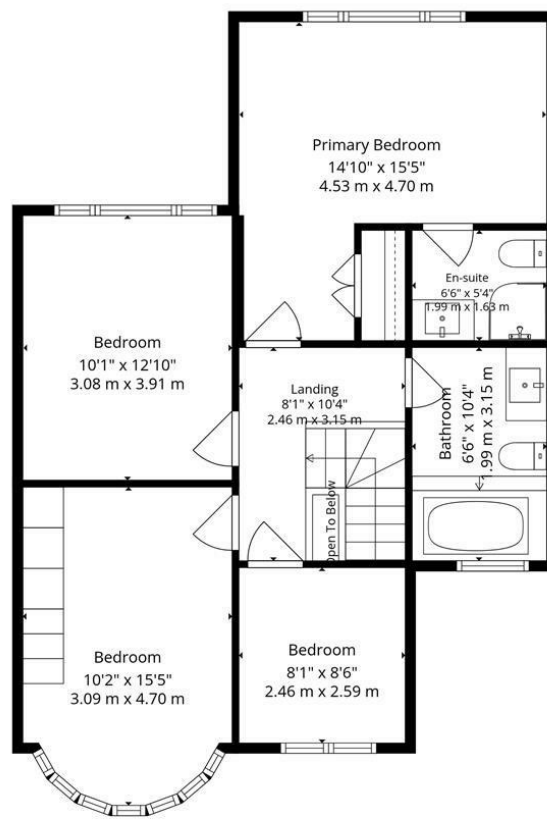
For families with children, there are a wide selection of schools within one mile of the property including Blessed Dominic Catholic Primary School and The Hyde School which were both rated as Outstanding by Ofsted.

The property backs onto and lies close to Fryent Country Park. This 103 hectare park is a designated nature reserve, comprising rolling meadows, ancient woodland and several ponds. Its highest point, Barn Hill, rises to 86 metres and offers panoramic views across London.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



Ground floor



First floor

Total Area 1664ft² (155m²)
 Floor plans are for illustrative purposes only and should be used as a general guide.
 All measurements are approximate and should be independently verified



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

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