



Valley Drive, London

- Four Bedrooms
- Semi Detached
- Rear Garden
- Kingsbury Green Primary School Primary 0.22 Mile
- Two Bathrooms
- Own Driveway
- Kingsbury Underground Station 0.19 Miles
- Kingsbury High School Secondary 0.49 Miles

£799,950

Tenure: Freehold

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Valley Drive, London

DESCRIPTION

Stanmore Hunters is delighted to present this generously proportioned four-bedroom semi-detached family home situated in the desirable Kingsbury area, offering convenient access to local amenities, excellent schools, and transportation options, including the nearby Kingsbury station on the Jubilee Line.

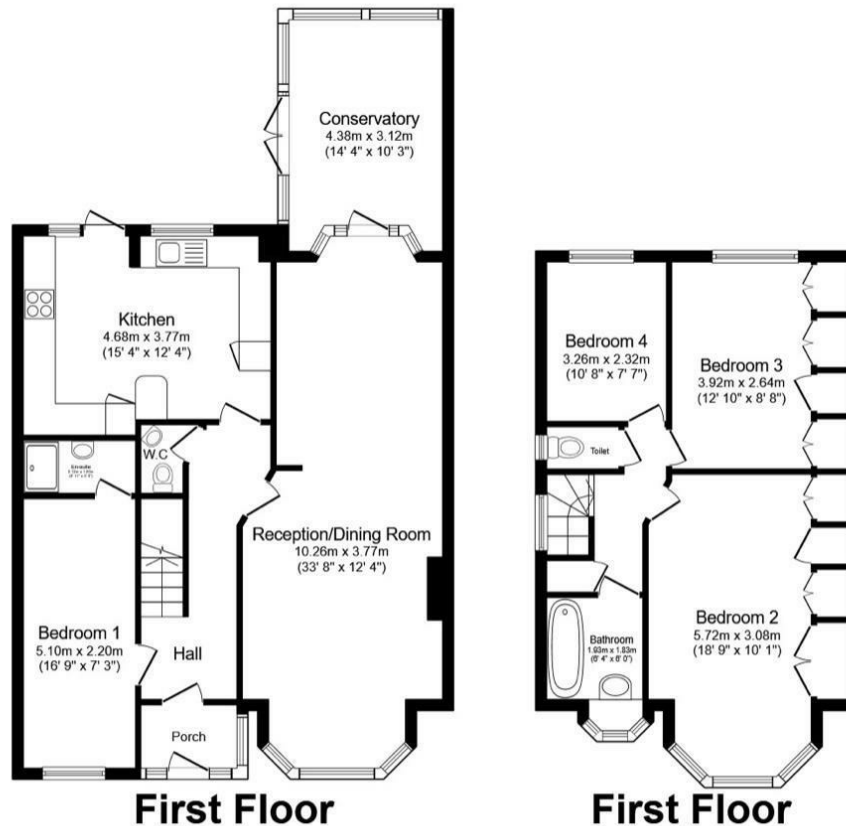
This property features a well-appointed fitted kitchen with two bathrooms. It boasts additional advantages such as spacious driveway, and a generously sized rear garden.

For families with school-age children, there are reputable educational institutions in close proximity, including Kingsbury Green Primary School located just 0.22 miles away and Kingsbury High School, which is approximately 0.49 miles away.

This property is ideal for someone looking to modernise to their own taste or add additional square footage, subject to planning permission (STPP).

To arrange a viewing or inquire further about this property, please don't hesitate to contact Stanmore Hunters at 02036671333.





First Floor

First Floor

Total floor area 141.0 sq.m. (1,517 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

stanmore@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 80 | |
| | 56 | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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