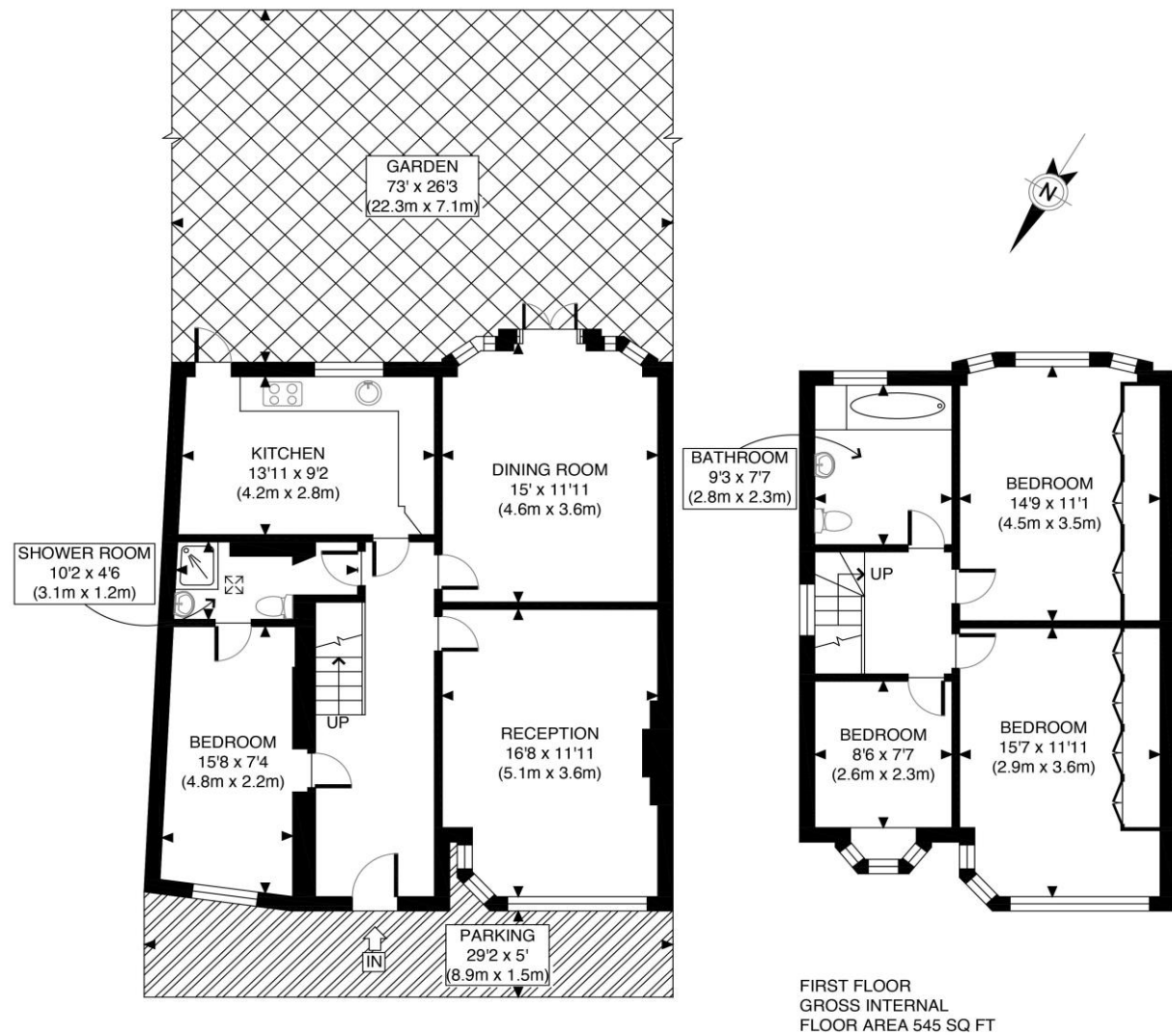


# the floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 811 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 545 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1356 SQ FT / 126 SQM	Wyndale Ave
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/07/24
	photoplan

## more details from...

call: **Brian Cox North Harrow: 020 3866 6640**  
 email: [paul.budd@brian-cox.co.uk](mailto:paul.budd@brian-cox.co.uk)  
 web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



This enticing four bedroom semi-detached property is located on a desirable road forming part of the sought-after 'Valley Drive' Estate. Providing generously proportioned accommodation, however, requiring some attention. Accommodation: Entrance Hallway, Lounge/dining room, fitted kitchen, down stairs fourth bedroom with en suite shower room, three good size bedrooms upstairs, family bathroom and good sized garden. Wyndale Avenue is situated within less than quarter of a mile of numerous local shopping amenities at Kingsbury High Road together with bus routes and its own tube station running on the Jubilee Line, great for travelling to Central London for business or pleasure.



Guide Price £749,950  
 Freehold

Wyndale Avenue, London NW9 9PT

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



### in brief...

- Four Bedrooms
- Two Bathrooms
- Spacious Room Sizes
- Own Drive
- 80ft Rear Garden
- No Upper Chain



### the location...

#### nearest stations ...

Wyndale Avenue is situated within less than quarter of a mile of numerous local shopping amenities at Kingsbury High Road together with bus routes and its own tube station running on the Jubilee Line, great for travelling to Central London for business or pleasure. There are various medical/dental practices, open spaces/recreation grounds, restaurants and gyms in the area as well as highly regarded Primary and Secondary schools such as Kingsbury High School and Kingsbury Green Primary. Wembley Stadium and The London Designer Outlet is situated within a couple of miles and offers High Street designer shops, a cinema complex, Box Park along with various restaurants and a children's park area.

