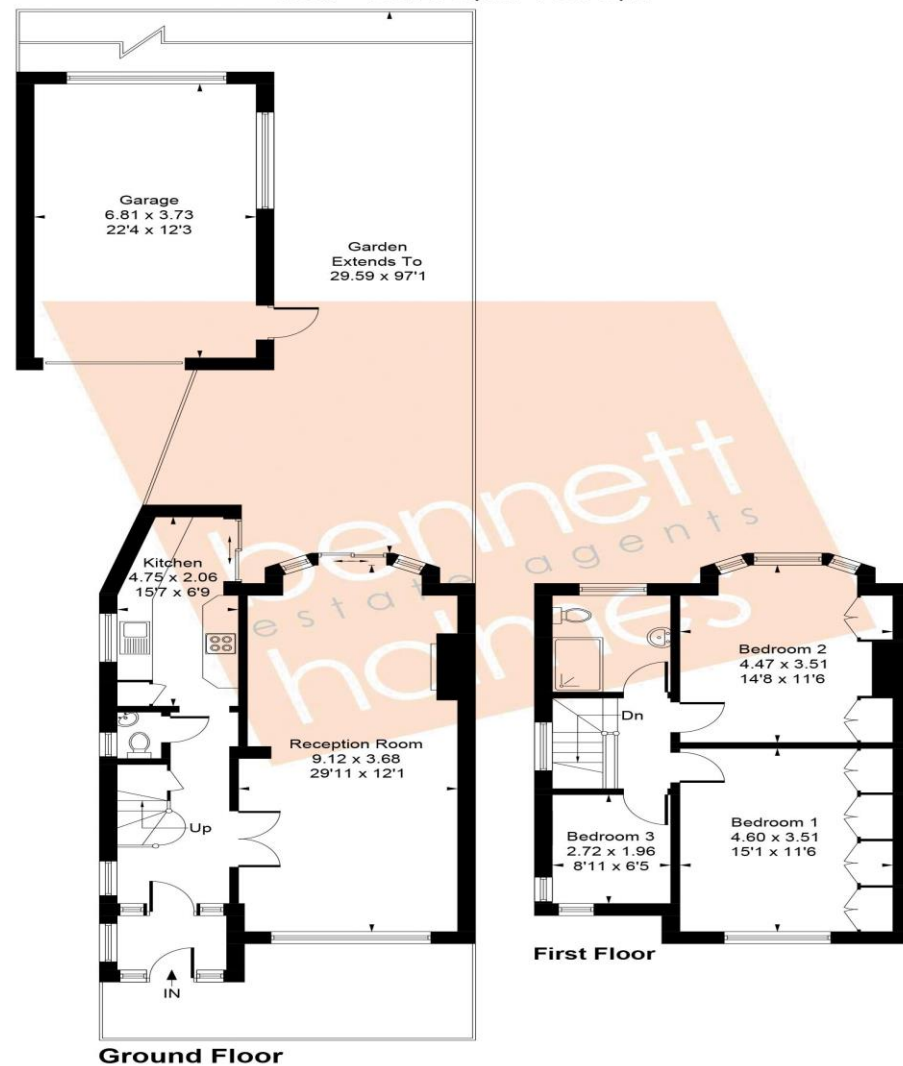


## Norval Road Wembley HA0 3SU

Price Guide: Offers in Excess of £700,000

**Norval Road**  
Approximate Gross Internal Area  
Ground Floor = 54.98 sq m / 592 sq ft  
First Floor = 49.70 sq m / 535 sq ft  
Garage = 25.54 sq m / 275 sq ft  
Total = 130.22 sq m / 1402 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Freehold  
Borough of Brent  
Council tax band E- £2607  
EPC =C

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this well presented, three bedroom, semi detached house situated on a popular residential road. Located on the sought after and ever popular Sudbury Court Estate. Perfectly located moments from the Bakerloo Line and Lioness Line, with easy access to the Metropolitan Line. The property is within the catchment for top performing schools, including East Lane Primary, Byron Court Primary and Wembley High Technical College. Other benefits include gas central heating, double glazed windows, a large rear garden, a garage which has been part converted into a home gym, potential to extend the property STPP (rear and loft) and off street parking.



- THREE BEDROOMS
- SEMI DETACHED
- SUDBURY COURT ESTATE
- WELL PRESENTED THROUGHOUT
- CATCHMENT TO TOP PERFORMING SCHOOLS
- WITHIN WALKING DISTANCE TO BAKERLOO/ LIONESS LINE
- POTENTIAL TO EXTEND STPP
- OFF STREET PARKING

**Norval Road  
Wembley  
HA0 3SU**

**Price Guide:** Offers in Excess of £700,000



**Accommodation**

The accommodation comprises a front porch opening to the front door. The front door opens to the entrance hall with doors to the through lounge and the kitchen. The kitchen comprises wall and base level units, sink and drainer, a 4 ring gas hob with an overhead extractor hood and integrated gas oven. There is plumbing for a washing machine, dishwasher and space for a fridge/ freezer. The boiler is wall mounted on the kitchen wall which is under 1 year old. From the kitchen there is a double glazed door to the garden. The spacious through lounge has patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, family bathroom and has access to the loft. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 100 ft and is mainly laid to lawn with a patio area. There is a fully electrified, internally reinforced garage, part converted into a home gym. To the front of the property is off street parking for two cars.

