



VALLEY DRIVE, LONDON, NW9

**£785,000 FREEHOLD**

## THREE BEDROOM SEMI DETACHED HOUSE - VALLEY DRIVE ESTATE

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This charming three-bedroom semi-detached residence is nestled within the highly sought after Valley Drive Estate. This property boasts a generously proportioned through lounge, a well-appointed kitchen, an additional reception room ideal for versatile use, a convenient utility room and well-appointed W/C on the ground floor. Upstairs you'll discover three well-proportioned bedrooms, one currently utilized as an office, alongside an attractive, modern family bathroom. With potential for expansion into the loft (STPP), this home offers wonderful possibilities for future growth. External features include a meticulously maintained and expansive rear garden complete with a storage outbuilding, as well as off-street parking and a garage on the front driveway. Situated within the catchment area for esteemed primary and secondary schools, whilst



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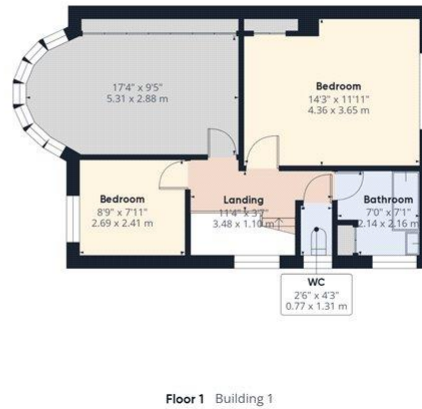
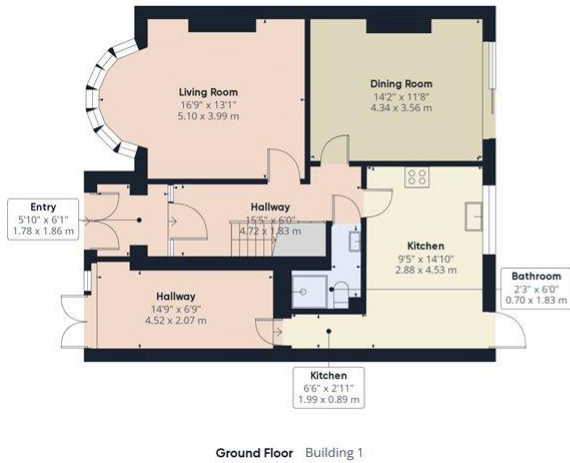
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Approximate total area<sup>(1)</sup>  
1429.76 ft<sup>2</sup>  
132.83 m<sup>2</sup>

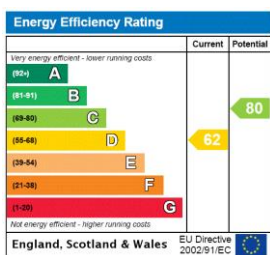


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** E - Brent

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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