



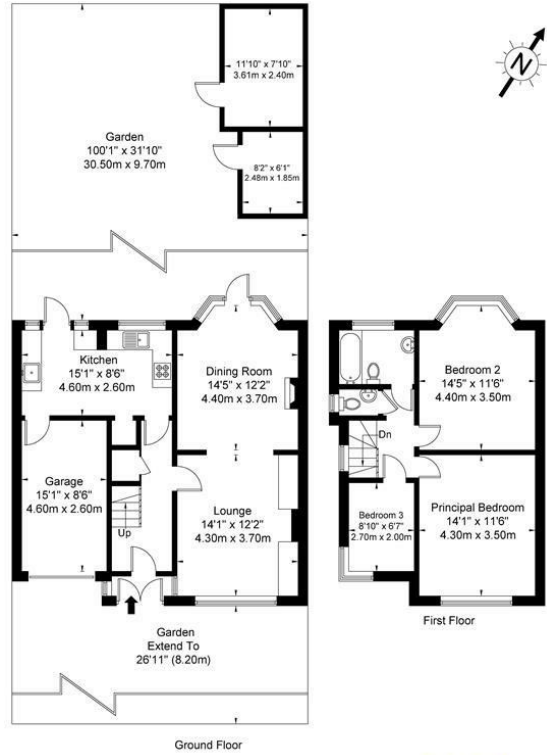
Norval Road, Wembley, HA0 3TD  
Offers In Excess Of £800,000

 3  1  2  D

# Floor Plan

## Norval Road Wembley HA0 3TD

Approx Gross Internal Area = 108.3 sq m / 1165 sq ft  
 Outbuilding = 13.5 sq m / 145 sq ft  
 Total = 121.8 sq m / 1310 sq ft



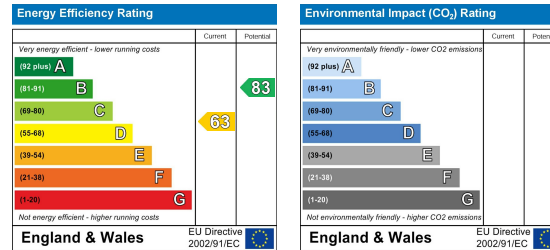
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Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- SUDBURY COURT ESTATE / NORVAL ROAD
- THREE BEDROOM'S
- EXTENDED KITCHEN
- EXCELLENT CONDITION THROUGHOUT
- LARGE 100FT MATURE REAR GARDEN
- WALKING DISTANCE TO S.KENTON & NORTHWICK PARK TRAIN STATION'S (BAKERLOO, OVERGROUND & METROPOLITAN LINES)
- EPC RATING - D / COUNCIL TAX BAND - E
- GARAGE VIA OWN DRIVEWAY / APPROVED PLANNING PERMISSION FOR DOUBLE SIDE / REAR & LOFT CONVERSION
- MULTIPLE EXCELLENT SCHOOLS / BYRON COURT / EAST LANE PRIMARY / WEMBLEY TECH HIGH SCHOOL
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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