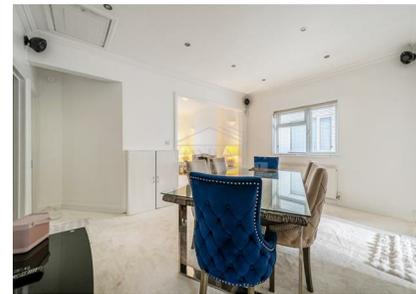


Wood Lane, Kingsbury, NW9  
£575,000



## Wood Lane, Kingsbury, NW9

£575,000

Stunning two-bedroom bungalow in sought-after Kingsbury. Modern kitchen with Aga Cooker, lounge/dining space, en-suite bedroom with garden access, and high-quality family bathroom. Off-street parking and private garden. Move-in ready, close to Welsh Harp Reservoir, local shops, schools, and transport links.

A beautifully finished bungalow presented to an exceptional standard, offering a true “turn key” opportunity for its next owners. Lovingly maintained by the current owner the property is a testament to thoughtful care and attention to detail throughout.

The interior is decorated in calm, neutral tones and flows seamlessly from room to room. An enclosed porch leads into a warm and inviting lounge, which opens naturally into the dining area and on to a well designed kitchen. The kitchen is fully equipped with a range of fitted appliances and is further enhanced by a charming Aga oven, blending practicality with character.

There are two generous double bedrooms, one of which enjoys direct access to the rear garden and benefits from a stylish en-suite shower room. A separate family bathroom completes the accommodation, finished to a high standard and featuring an elegant free standing bath.

Externally, the front garden has been block paved to

provide off-street parking via a shared driveway. Wood Lane is set within a highly regarded residential area of Kingsbury, with the Welsh Harp Reservoir less than half a mile away, offering scenic views and leisure activities including boating and sailing. Local shops and bus routes are conveniently located on Church Lane, with a selection of green spaces and well established schools close by.

A superb home that’s ready to move straight into, simply unpack and enjoy.





**TOTAL APPROX FLOOR AREA 1410.71 SQ. FT. (AREA 131.06 SQ. M)**

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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Ground Floor  
 Approximate Floor Area  
 885.86 sq. ft.  
 (82.30 sq. m)



First Floor  
 Approximate Floor Area  
 524.84 sq. ft.  
 (48.76 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	