



BAIRD CLOSE, LONDON, NW9
OFFERS IN EXCESS OF £600,000 FREEHOLD
CHAIN FREE GENEROUSLY SIZED BLANK CANVAS IN A
LOVELY CUL DE SAC PERFECT FOR GROWING FAMILIES

- **COUNCIL TAX BAND D - BRENT**

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This attractive three-bedroom semi-detached family home offers a spacious blank canvas throughout, offering bright, well-balanced accommodation that is ready to move straight into. The ground floor features a spacious living room filled with natural light, a separate dining room perfect for both everyday family living and entertaining, and a modern fitted kitchen with ample storage and direct access to the rear garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom, creating a comfortable and versatile layout suited to first-time buyers, growing families and those looking to upsize. Externally, the property continues to impress with off-street parking, an garage to the side allowing access to the garden and scope for a large rear ground floor and double storey side extension (STPP), and a generously sized private rear garden. Ideally positioned just off of the acclaimed Slough Lane, the property within walking distance of Kingsbury Station (Jubilee Line). A wide range of local amenities, including supermarkets, excellent primary and secondary schools, and gorgeous open spaces including Fryent Country Park virtually at your doorstep. Offered with no upper chain, this house is not to be missed out on, an internal viewing is a must.



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Ground Floor

Approximate total area⁽ⁿ⁾

1088 ft²

101.1 m²



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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