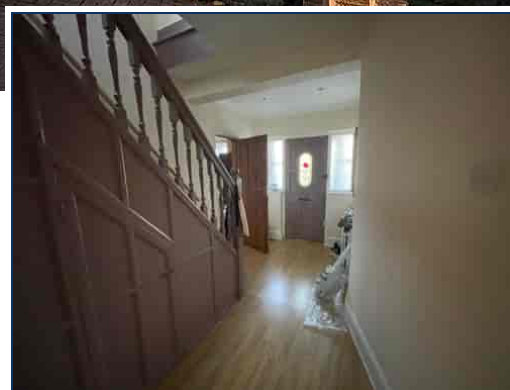




Elmstead Avenue, Preston Road, HA9 8NY

£670,000 Freehold

- Extended Semi Detached House
- Enclosed Entrance Porch
- Two Reception Rooms
- Third Reception Open Plan with Kitchen
- Downstairs Bedroom with En Suite
- Three First Floor Bedrooms
- Family Bathroom
- Paved Off Street Parking to the Front
- Rear Garden
- EPC Rating D



An Extended Semi Detached House situated within easy reach of both Preston Road and Wembley Park's transport & shopping facilities, and popular schools. Enclosed Entrance Porch, Two Reception Rooms, Third Reception Open Plan with Kitchen, Downstairs Bedroom Four with En Suite Shower Room / WC, Three First Floor Bedrooms, Family Bathroom. EER D. Paved front for Off Street Parking, Rear Garden. Viewing Recommended by Christopher Rawlinson & Co.

Enclosed Entrance Porch

Entrance Hall

Two windows, laminate flooring, understairs cupboard.

Front Reception Room

13' 0" x 12' 4" (3.96m x 3.76m) Radiator, fireplace, large bay window.

Second Reception Room

14' 0" x 10' 9" (4.27m x 3.28m)

Third Reception Room

9' 8" x 8' 0" (2.95m x 2.44m) Open Plan with Kitchen, radiator, tiled floor, window and door to garden.

Open Plan Kitchen

13' 8" x 6' 0" (4.17m x 1.83m) Fitted wall and base units with tiled splashbacks, stainless steel sink and drainer, oven, gas hob, extractor, plumbed for washing machine, spot lights, tiled floor, window.

Downstairs Bedroom Four

11' 0" x 6' 5" (3.35m x 1.96m) Window to the front laminate flooring, door to En Suite Shower Room:

En Suite Shower Room

Shower cubicle, wash hand basin, wc, chrome towel radiator, tiles walls and floor.

Stairs to First Floor Landing

Bedroom One (Front)

13' 0" x 10' 2" (3.96m x 3.10m) Radiator, window.

Bedroom Two (Rear)

13' 11" x 11' 0" (4.24m x 3.35m) Radiator, window.

Bedroom Three (Front)

7' 6" x 6' 9" (2.29m x 2.06m)Radiator, window.

Family Bathroom

7' 6" x 6' 11" (2.29m x 2.11m) Bath, wash hand basin, wc, tiled walls, window.

Front Garden Paved for Off Street Parking

Parking for three vehicles.

Rear Garden

Laid mainly to lawn.

Additional Information

Local Authority - Brent Council Tax Band: E Approx Annual Price: £2,607

Conservation Area - No

Flood Risk - Low

Floor Area 1,184 ft 2 / 110 m 2

Plot size 0.07 acres

Mobile coverage - EE, Three and O2

Broadband - Basic 18 Mbps, Superfast 80 Mbps or Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 62 margin of error.

