



Windermere Avenue, Wembley, HA9 8SH

£675,000 Freehold

- Extended Semi Detached House
- Central Heating & Double Glazing
- Three Reception Rooms
- Kitchen
- Downstairs Shower Room
- Three First Floor Bedrooms
- Bathroom Sep WC
- Attached Garage Own Driveway
- EPC Rating D



We are delighted to bring to the market this Extended Semi Detached House, situated within easy reach of South Kenton, Northwick Park and Preston Road Stations, shopping facilities and schools. Enclosed Entrance Porch, Central Heating, Double Glazing, Three Reception Rooms, Kitchen, Downstairs Shower Room, Three First Floor Bedrooms, Bathroom Sep WC. Attached Garage Own Driveway, Garden. Potential for further extension (subject to planning permission). Viewing through Sole Agents Christopher Rawlinson & Co Tel: 020 8904 7733.

Enclosed Entrance Porch

Entrance Hall

Half glazed front door, side window, radiator, understairs cupboard.

Front Reception Room

15' 5" x 12' 6" (4.70m x 3.81m) Radiators, leaded light bay window.

Middle Reception Room

15' 10" x 10' 9" (4.83m x 3.28m) Radiators, glazed doors to Rear Reception Room.

Rear Reception Room

15' 10" x 10' 0" (4.83m x 3.05m) Radiator, double glazed windows and door to garden, door to Shower Room.

Downstairs Shower Room & Utility

6' 2" x 5' 10" (1.88m x 1.78m) Shower cubicle, wc, wash hand basin, frosted window.

Entrance Lobby to Shower Room, plumbed for washing machine, two windows.

Kitchen

12' 1" x 8' 2" (3.68m x 2.49m) Fitted wall and base units with tiled splashbacks, stainless steel sink and drainer, double electric oven, gas hob, extractor, plumbed for dishwasher, larder cupboard, window, door to side access.

Stairs to First Floor Landing

Leaded light side window, handrail, landing with loft access.

Bedroom One (Front)

15' 9" x 12' 8" (4.80m x 3.86m) Radiators, fitted cupboards to alcoves, leaded light bay window.

Bedroom Two (Rear)

15' 9" x 10' 9" (4.80m x 3.28m) Radiator, fitted cupboard, double glazed window.

Bedroom Three (Rear)

12' 1" x 8' 3" (3.68m x 2.51m) Radiator, double glazed window.

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m) Bath with overhead shower, pedestal wash hand basin, leaded light frosted window, tiled walls.

Separate WC

WC, window.

Attached Garage, Own Driveway

Up and over garage door.

Gardens to Front & Rear

Rear garden laid mainly to lawn, patio, path, flower beds.

Additional Information

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

Floor Area 1,313 ft 2 / 122 m 2

Plot size 0.10 acres

Mobile coverage - EE and O2

Broadband - Basic 14 Mbps, Superfast 60 Mbps and Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky and 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 6" margin of error.

