



MONKS PARK, WEMBLEY

£569,950

**** NO ONWARD CHAIN DELAYS **** An extended three bedroom semi detached house, situated in the desirable Monks Park area of Wembley and within 0.5 miles from Stonebridge Park Bakerloo Line station. The property is in need of modernisation and briefly comprises entrance hallway, open plan living room, dining room, kitchen, downstairs wet room, three bedrooms off first floor landing and bathroom with separate w/c. Further benefits include double glazing, scope for further development subject to planning permission being granted, off street parking and private rear garden with 18'3" x 13'2" store room.

- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- CLOSE TO OAKINGTON MANOR PRIMARY SCHOOL
- 0.5 MILES FROM STONEBRIDGE PARK BAKERLOO LINE STATION
- OFF STREET PARKING
- PRIVATE REAR GARDEN WITH STORE ROOM
- NO ONWARD CHAIN

Ground Floor

Hallway

Entrance into hallway via front aspect frosted door, stairs to first floor landing, under stairs storage housing meters, storage heater.

Open Plan Living Room

25' 5" into bay x 11' 9" max (7.75m x 3.58m) Front aspect double glazed window into bay, rear aspect double glazed door to dining room, range of fitted storage units, power points, TV aerial, storage heater, carpeted flooring.

Dining Room

15' 8" max x 13' 3" max (4.78m x 4.04m) Rear aspect double glazed door to garden, rear aspect double glazed window, storage heater, power points.

Downstairs Wet Room

6' 2" x 4' 8" (1.88m x 1.42m) Rear aspect frosted double glazed window, low level W/C, wall mounted sink, wall mounted shower with attachment, tiled walls, tiled flooring.

Kitchen

8' 5" x 5' 9" (2.57m x 1.75m) Side aspect frosted double glazed window, single sink with double drainer, space for gas cooker, plumbed for washing machine, tiled walls, power points, lino flooring.

First Floor

Landing

Side aspect frosted double glazed window, carpeted flooring.

Bedroom One

13' 9" into bay x 10' 8" max (4.19m x 3.25m) Front aspect double glazed window into bay, range of fitted wardrobes and dressing table, wall mounted mirror, power points, storage heater, carpeted flooring.

Bedroom Two

11' 8" x 11' 3" max (3.56m x 3.43m) Rear aspect double glazed window, range of fitted wardrobes and dressing table, power points, storage heater.

Bedroom Three

7' 8" x 6' 6" (2.34m x 1.98m) Front aspect double glazed window, power points, carpeted flooring.

Bathroom

5' 6" max x 5' 4" max (1.68m x 1.63m) Rear aspect frosted double glazed window, wall mounted sink, tile enclosed bath with mixer tap and shower attachment, part tiled walls.

Separate W/C

Side aspect frosted window, low level W/C.

Outside

Front Garden

Off street parking, side access to rear garden via gate.

Rear Garden

Patio leading to laid lawn, path leading to store room, stocked borders, side access to front garden via gate, fence enclosed.

Store Room

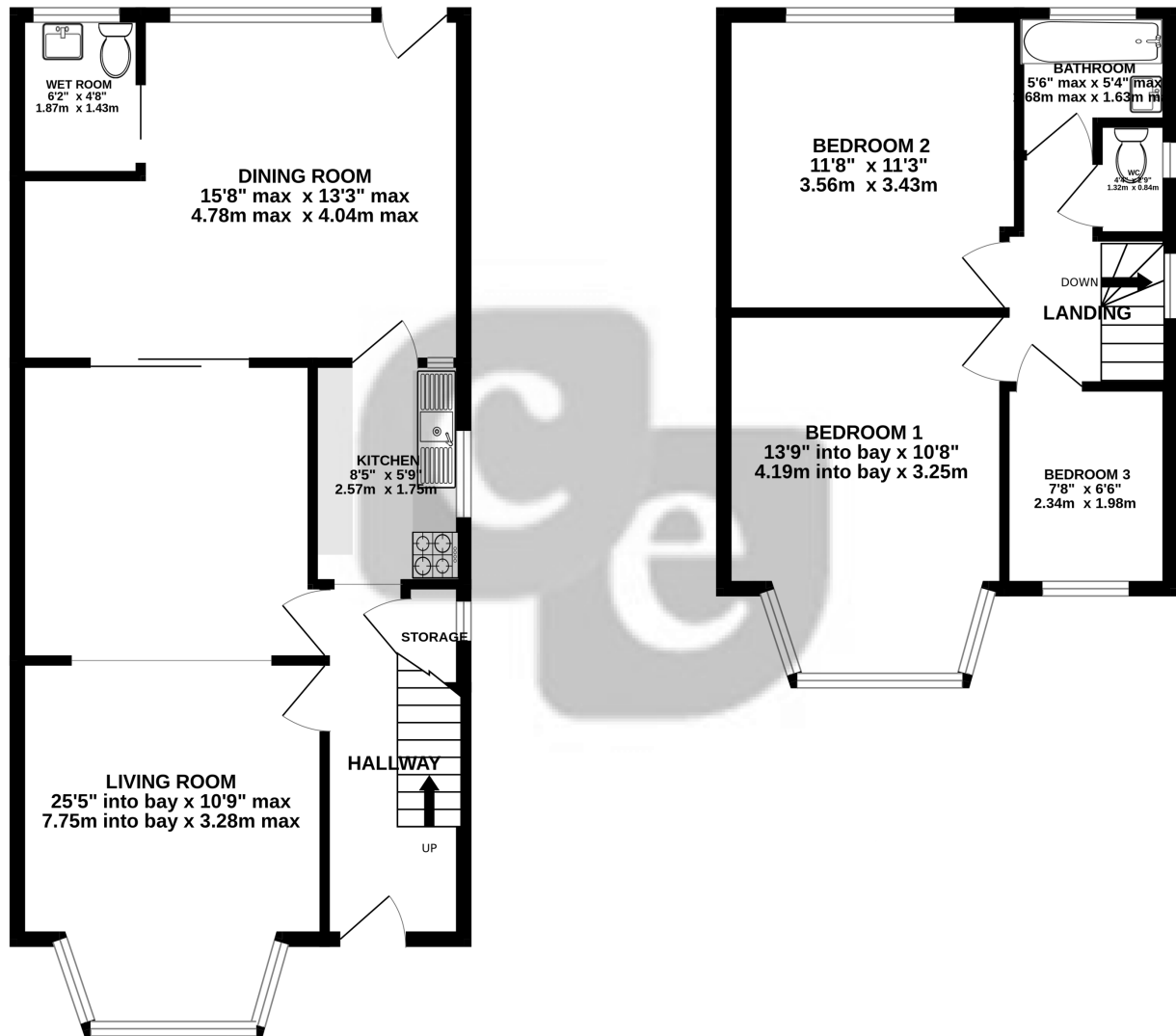
18' 3" x 13' 2" (5.56m x 4.01m) Front aspect double glazed door, front aspect double glazed window.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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