

BEVERLEY GARDENS, BARN HILL, WEMBLEY, HA9 9RD



EPC Rating: D

Hoopers are very proud to present for sale this extended semi-detached house located in the highly sought after Barn Hill conservation area.

The property has been extended to offer both vertical and lateral living. The property is situated within 1 mile radius of Wembley Park Station (Metropolitan & Jubilee lines) and the prestigious Lycee International De Londres Winston Churchill French School. Multiple shopping and bus services can be found close by at Wembley Park with further shopping and eateries available at the London Designer Retail outlet.

Viewing is highly recommended.

- Semi detached
- Three/four bedrooms
- Through lounge
- Guest WC
- Off street parking
- Double glazing
- Ground floor Annexe
- Gas central heating
- Mainly wood flooring.
- Gross internal floor area (including loft room) of 1,277 sq ft (119 sq m) approximately
- Superb location

PRICE: £725,000.....FREEHOLD

BEVERLEY GARDENS, BARN HILL, WEMBLEY, HA9 9RD (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Inner Hall: Door to main entrance. Door to annexe.

Entrance Hall: Wood flooring. Understairs meter storage cupboard.

Guest WC: Low level WC. Ornate sink unit. Part tiled walls and tiled flooring. Underfloor heating.

Through Lounge: 27'5" x 12'1" (8.36m x 3.68m). Double glazed bay window. Wood flooring. Double glazed patio doors to rear garden. Arch:

Kitchen: 8'11" x 7'2" (2.71m x 2.18m). Single drainer one and half bowl sink unit with mixer tap and cupboards below. Fitted wall and base units with work surfaces above. Induction hob with oven below and extractor hood above hob. Plumbing for washing machine. Part tiled walls. Wood flooring. Underfloor heating. Double glazed door to rear garden.

Annexe: 16'9" x 7'7" (5.10m x 2.30m). Double glazed front aspect window. Wood flooring.

Kitchenette: 7'7" x 5'7" (2.30m x 1.71m). Single drainer sink unit. Fitted wall units. Plumbing for washing machine. Part tiled walls. Door to:

Shower Room/WC: 7'7" x 2'6" (2.30m x 0.76m). Shower cubicle with built-in shower. Low level WC. Wash hand basin. Part tiled walls and tiled flooring.

First Floor:

Bedroom 1 (front): 14'0" x 11'6" (4.23m x 3.50m). Double glazed bay window. Wood flooring.

Bedroom 2 (rear): 13'6" x 12'0" (4.12m x 3.64m). Double glazed rear aspect window. Wood flooring. Staircase to loft room.

Bedroom 3 (front): 9'6" x 6'8" (2.90m x 2.03m). Double glazed rear aspect window. Wood flooring.

Bathroom/WC: 8'10" x 6'0" (2.70m x 1.84m). Frosted double glazed rear aspect window. Jacuzzi bath with mixer tap and shower attachment. Additional built-in shower unit with shower curtain and rail. Low level WC. Vanity wash hand basin with cupboards below. Fully tiled walls and tiled flooring. Underfloor heating. Electric shaver points. Heated towel rail.

Second Floor:

Bedroom 4 (loft room): 10'6" x 10'0" (3.21m x 3.03m). Roof window. Multiple eaves storage areas/cupboards.

External Features: Front garden with off street parking. Two tier rear garden block paved with steps down to mainly lawn area.

Council Tax: Band E.

<u>PRICE:</u>	<u>£725,000</u>	<u>FREEHOLD</u>
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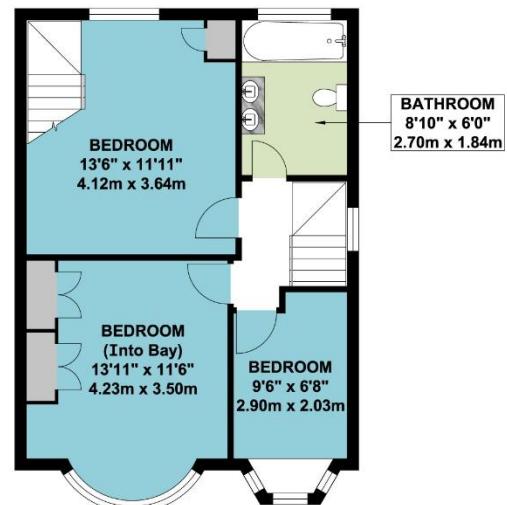
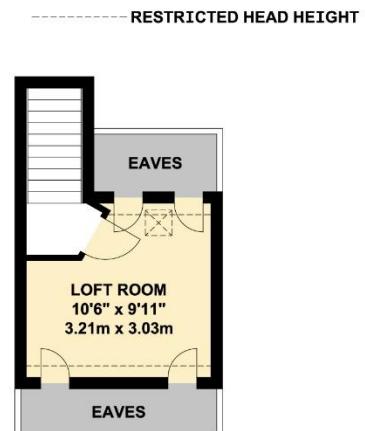
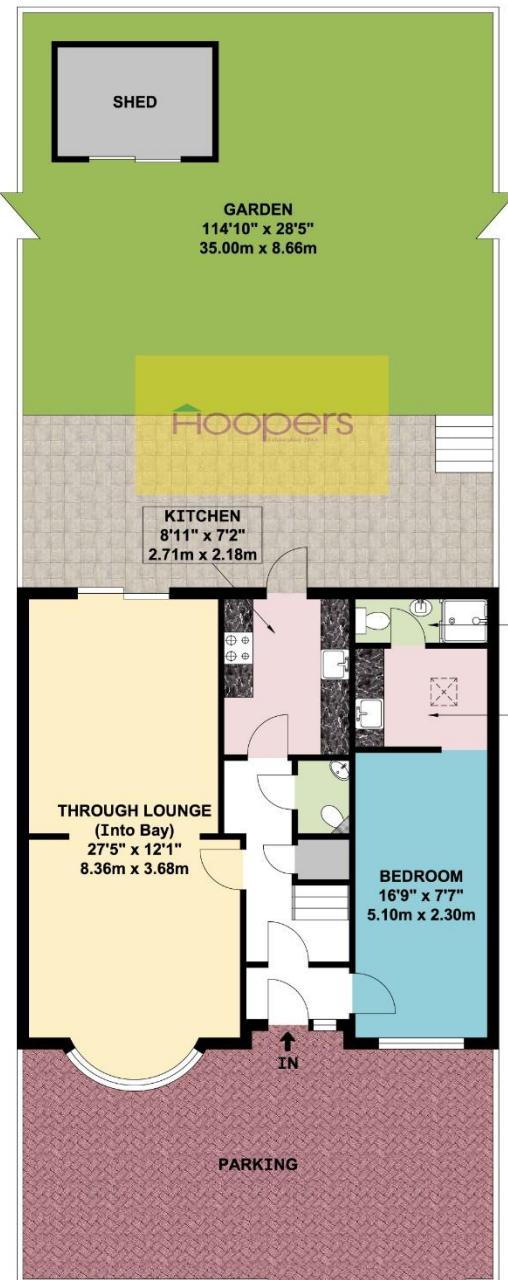
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

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BEVERLY GARDENS
WEMBLEY HA9



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1151.73 SQ. FT / 107.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE LOFT ROOM 1277.35 SQ. FT / 118.67 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.
FLOOR PLANS ARE NOT DONE TO "SCALE".