



**Logan Road, Preston Rd, Wembley, HA9 8PY**

**Guide Price £575,000 Freehold**

- Three Bedroom Semi Detached House
- Superb Potential to Modernise
- Very Convenient for Preston Road's amenities
- Through Lounge
- Kitchen
- Bathroom Sep WC.
- Garden with Garage to the Rear
- Chain Free Sale
- EPC Rating G





A Three Bedroom Semi Detached House situated within a short walk of Preston Road's shopping & transport facilities, parkland and schools. This property is an ideal candidate for modernisation with superb potential. Through Lounge, Kitchen, Three First Floor Bedrooms, Bathroom Sep WC. Garden with Garage to the Rear. Off Street Parking to the front. Chain Free. Viewing through Sole Agents Christopher Rawlinson & Co. Tel: 020 8904 7733. EER G.

## Entrance Hall

## Through Lounge

29' 3" x 13' 6" (8.92m x 4.11m) Bay window to front, fireplace, windows and sliding doors to rear garden.

## Kitchen

8' 8" x 8' 1" narrowing to 7' (2.64m x 2.46m) Wall and base units, single drainer sink, plumbed for washing machine, window, door to garden.

## Stairs to First Floor Landing

Window to the side, carpet, access to loft.

## Bedroom One (Front)

16' 10" x 11' 4" (5.13m x 3.45m) Fitted cupboards, bay window.

## Bedroom Two (Rear)

13' 1" x 12' 3" (3.99m x 3.73m) Bay window.

## Bedroom Three (Front)

9' 10" x 7' 3" (3.00m x 2.21m) Wood laminate flooring, window.

## Bathroom

9' 0" x 4' 0" (2.74m x 1.22m) Bath, wash hand basin, frosted window.

## Sep WC

Low level wc, double glazed window.

## Garden to Front & Rear

Rear garden laid mainly to lawn, crazy paved area.

## Garage

Garage to the rear of Garden, approached via service road.

## Additional Information

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

Floor Area 1,044 ft 2 / 97 m 2

Plot size 0.08 acres

Mobile coverage - EE, Vodafone and O2

Broadband - Basic 21 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT, Sky and Virgin

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