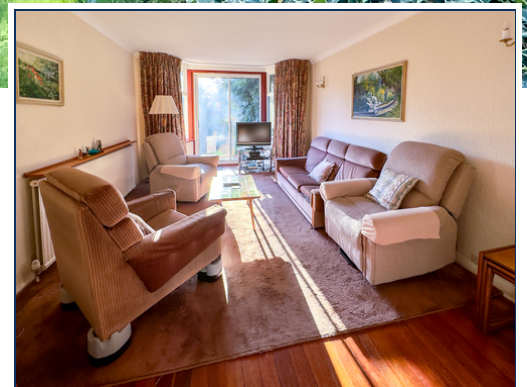




East Hill, Barn Hill Estate, Wembley, HA9 9PT

£875,000 Freehold

- Four Bedroom Detached House
- Popular Barn Hill Estate
- Communicating Reception Rooms
- Large Garage, Own Driveway
- Downstairs Cloakroom
- Bathroom & Separate WC
- EPC Rating D



We are delighted to bring to the market this Spacious Four Bedroom Detached House, situated on the popular Barn Hill Estate, convenient for both Preston Road and Wembley Park Stations, shopping facilities, parkland and schools. The property is offered Chain Free and would benefit from some updating. Central Heating, Communicating Reception Rooms, Kitchen, Downstairs WC, Four Double Bedrooms, Bathroom Sep WC. Large Garage, Garden. Viewing through Sole Agents Christopher Rawlinson & Co. EER D.

Entrance Hall

Radiator, understairs cupboard with fuse box and electric meter, door to basement.

Front Reception Room

14' 0" x 12' 7" (4.27m x 3.84m) Radiator, wooden flooring, square bay window. Archway to Rear Reception Room:

Rear Reception Room

17' 0" x 11' 8" (5.18m x 3.56m) Radiator, wooden flooring, wired for wall lights, bay windows, sliding glazed door to rear garden.

Kitchen

10' 0" x 8' 1" (3.05m x 2.46m) Wall and base units with tiled splashbacks, wall mounted Vaillant boiler, stainless steel sink & drainer, plumbed for dishwasher, larder cupboard, door to garage.

Downstairs Cloakroom

WC, wash hand basin, radiator, window.

Stairs to First Floor Landing

Loft access.

Bedroom One (Front)

14' 8" x 12' 7" (4.47m x 3.84m) Radiator, square bay window.

Bedroom Two (Rear)

16' 8" x 11' 4" (5.08m x 3.45m) Radiator, fitted wardrobes, double glazed bay window overlooking garden.

Bedroom Three (Rear)

10' 3" x 8' 9" (3.12m x 2.67m) Radiator, fitted wardrobe, window overlooking garden.

Bedroom Four

14' 8" x 9' 6" (4.47m x 2.90m) Radiator, fitted wardrobes, windows to front and rear.

Bathroom

6' 7" x 5' 10" (2.01m x 1.78m) Bath, wash hand basin, shower cubicle with sliding doors, tiled walls, extractor, window.

Separate WC

WC, double glazed window.

Large Garage, Own Driveway

32' 5" x 9' 2" widening to 10'4. Plumbed for washing machine, gas meter, window, door to Kitchen, rear door to Garden.

Mature Rear Garden

Well stocked tiered rear garden, path to lawn, flower and shrub borders, mature trees.

Additional Information

Council Tax we are informed is Band F, London Borough of Brent. Approx £2941.00 per annum

Broadband - Basic 15 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV Availability - BT and Sky

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.

