



Sylvester Road, Wembley, HA0 3AQ

£600,000 Freehold

- Three Bedroom Semi Detached House
- Central Heating
- Open Plan Reception Rooms
- Fitted Kitchen
- Conservatory
- Large Family Bathroom
- Good Sized Rear Garden
- EPC Rating D



A Three Bedroom Semi Detached House in popular residential area, convenient for Sudbury Town, North Wembley and Wembley Central's transport & shopping facilities. Central Heating, Open Plan Reception Rooms, Fitted Kitchen, Conservatory, Large Family Bathroom. EER D.

### Covered Entrance

### Entrance Hall

Window next to door, fitted carpet.

### Front Reception Room

14' 3" x 11' 3" (4.34m x 3.43m) max into bay window. Open plan to Rear Reception:

### Rear Reception Room

17' 5" x 13' 9" (5.31m x 4.19m) Open plan from front reception room, radiators, sliding glazed door to garden, door to Kitchen.

### Kitchen

8' 8" x 8' 0" (2.64m x 2.44m) Fitted wall and base units with tiled splashbacks, single drainer sink, oven, gas hob, extractor, window and door to Conservatory.

### Conservatory

8' 11" x 8' 5" (2.72m x 2.57m) Plumbed for washing machine, door to garden.

### Stairs to First Floor Landing

9' 2" x 6' 3" (2.79m x 1.91m) max. Side window, hatch to loft.

### Bedroom One (Front)

14' 8" x 12' 3" (4.47m x 3.73m) Bay window to front.

### Bedroom Two (Rear)

14' 0" x 10' 11" (4.27m x 3.33m) Window overlooking garden.

### Bedroom Three (Front)

8' 6" x 6' 3" (2.59m x 1.91m) Window to front.

### Large Bathroom

8' 4" x 7' 11" (2.54m x 2.41m) Bath, pedestal wash hand basin, wc, radiator, window to rear.

### Gardens to Front & Rear

Good sized rear garden laid mainly to lawn, with stepping stones and side flower borders. Side gate.

### Additional Information

Local Authority Brent Council Tax Band: D - Annual Price: Approx £2,133  
Conservation Area - No  
Flood Risk - Very low  
Floor Area 1,011 ft 2 / 94 m 2  
Plot size 0.05 acres  
Mobile coverage - EE, Vodafone, Three and O2  
Broadband - Basic 15 Mbps, Superfast 80 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.

