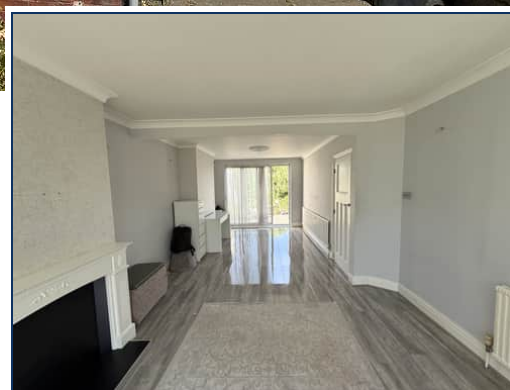




Grasmere Avenue, Wembley, HA9 8TW

£640,000 Freehold

- Three Bedroom Semi Detached House
- Central Heating & Double Glazing
- Fitted Kitchen
- Through Lounge
- Modern Tiled Bathroom
- Garage via Shared Driveway
- Garden with patio & mature trees
- Chain Free Sale
- EPC Rating D



A Spacious Three Bedroom Semi Detached House situated within walking distance of Preston Road Met Line Station, South Kenton Bakerloo Line and Northwick Park, and popular schools. The property is ready to move straight into and is being sold Chain Free. Central Heating, Double Glazing, Through Lounge, Fitted Kitchen, Modern Tiled Bathroom, EER D. Garage via shared driveway, Well Stocked Rear Garden. Viewing through Sole Agents Christopher Rawlinson & Co. Tel: 0208 904 7733.

Entrance Hall

Radiator, laminate flooring, understairs cupboard.

Through Lounge

28' 5" x 12' 0" (8.66m x 3.66m) Bay window to front, radiators, fireplace, laminate flooring, sliding glazed doors to rear garden.

Fitted Kitchen

9' 1" x 7' 0" (2.77m x 2.13m) Fitted wall and base units, sink, oven, hob, plumbed for washing machine, window,

Stairs to First Floor Landing

Fitted carpet, side window.

Bedroom One (Front)

14' 11" x 11' 7" (4.55m x 3.53m) Bay window, radiator, fireplace, fitted wardrobe, carpet.

Bedroom Two (Rear)

13' 7" x 10' 1" (4.14m x 3.07m) Radiator, carpet, window.

Bedroom Three (Rear)

9' 3" x 7' 4" (2.82m x 2.24m) Radiator, laminate flooring, window.

Tiled Modern Bathroom

Bath with overhead shower & screen, wash hand basin with cupboard below, wc, tiled walls & floor, window.

Garage via Shared Driveway

Garage with Up & Over Door.

Rear Garden

Patio area, lawn with flower beds, pond, mature shrubs & trees.

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.

Additional Information

Local Authority Brent
Council Tax Band: E
Annual Price Approx : £2,607
Conservation Area - No
Flood Risk - Very low
Floor Area 914 ft 2 / 85 m 2
Plot size 0.08 acres
Mobile coverage - EE and O2
Broadband - Basic 15 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps
Satellite / Fibre TV Availability - BT, Sky and Virgin

