



Preston Road, Wembley, HA9 8NL

£1,000,000 Freehold

- A Large Detached Gated Property
- Very Convenient for Station & Shops
- Open Plan Ground Floor with laminate flooring
- Modern Fitted Kitchen
- Ground Floor Bedroom with En Suite Bathroom
- Three/Four First Floor Bedrooms
- Bathroom Sep WC
- Garage for Storage Only, Own Driveway
- Potential For Further Extension
- Large Garden backing playing fields
- Solar Panels to generate income
- EPC Rating D



A Large Detached House situated within a few minutes walk of Preston Road's shopping and transport facilities. This gated property benefits Modern Fitted Kitchen, Large Open Plan L Shaped Reception Room, Downstairs Bedroom with En Suite Bathroom, Three/Four First Floor Bedrooms, Bathroom Sep WC. Garage for Storage Only, Own Driveway with gated parking, Large Rear Garden backing playing fields. We understand that there are 14 solar panels which generate an income.

Entrance Hall

11' 5" x 11' 0" (3.48m x 3.35m) max. Radiator, spot lights, laminate flooring, door to Downstairs WC.

WC

WC, wash hand basin, window.

L Shaped Reception Room

28' 5" x 20' 0" (8.66m x 6.10m) max. Radiators, laminate flooring, spot lighting, windows, glazed doors to rear garden. Archway to Kitchen:

Modern Fitted Kitchen

14' 7" x 10' 8" (4.45m x 3.25m) Modern units, oven, gas hob, extractor, stainless steel sink, plumbed for washing machine and dishwasher, spot lights, laminate flooring, window overlooking garden.

Ground Floor Bedroom (Front)

11' 5" x 11' 0" (3.48m x 3.35m) Radiator, fitted wardrobes, laminate flooring, door to En Suite Bathroom:

En Suite Bathroom

11' 0" x 3' 10" (3.35m x 1.17m) Corner bath, wc, wash hand basin, walls tiled, window to side.

Stairs to First Floor landing

14' 2" x 7' 9" (4.32m x 2.36m) Carpeted stairs, landing with laminate flooring, side window.

Bedroom One

15' 3" x 11' 5" (4.65m x 3.48m) Radiator, laminate flooring, windows to front & rear.

Bedroom Two

11' 3" x 6' 9" (3.43m x 2.06m) Windows to front, radiator, laminate flooring.

Bedroom Three (Rear)

13' 5" x 13' 0" (4.09m x 3.96m) Radiator, laminate flooring, window.

Bedroom Four / Study

5' 7" x 4' 4" (1.70m x 1.32m) Radiator, laminate flooring, window.

Bathroom

7' 10" x 6' 0" (2.39m x 1.83m) Corner bath, wash hand basin, wc, walls and floor tiled, window.

Detached Garage for Storage Only

Garage suitable for storage only. Own Driveway.

Own Driveway

Parking for three cars.

Rear Garden

Approx 120ft laid mainly to lawn, backing school playing fields.

Additional Information

Council Tax Band F, London Borough of Brent.
Mobile Coverage - EE, Vodafone and O2

Broadband

Basic 9 Mbps

Superfast 76 Mbps

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. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)	64	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

