



Preston Road, Wembley, Middlesex, HA9 8NL

Guide Price £650,000 Freehold

- Three Bedroom Semi Detached House
- Potential to Extend (stpp)
- Central Heating & Some Double Glazing
- Two Reception Rooms
- Kitchen
- Shower Room & Separate WC
- Large Garden
- Own Driveway
- Chain Free Sale
- EPC Rating D



Potential To Extend & Modernise this Three Bedroom Semi Detached House, situated in a sought after location close to Preston Road's Met Line Station, shopping facilities and popular schools. Alarm, Central Heating & Some Double Glazing, Two Reception Rooms, Kitchen, Three First Floor Bedrooms, Shower Room with Sep WC. Garage space, via Own Driveway, Large Rear Garden. KEYS with Sole Agents. EER D.

Entrance Hall

Glazed front door, and window, understairs cupboard.

Front Reception Room

16' 0" x 12' 0" (4.88m x 3.66m) Radiator, fireplace, double glazed bay window.

Rear Reception Room

14' 3" x 11' 1" (4.34m x 3.38m) Radiator, fireplace, glazed door to garden.

Kitchen

11' 4" x 7' 5" (3.45m x 2.26m) Wall and base units with tiled splashbacks, electric hob & oven, plumbed for washing machine, window overlooking garden, wall mounted boiler, larder cupboard with window, aluminium door to garden.

Stairs to First Floor Landing

Leaded light side window, hatch to loft.

Bedroom One (Front)

16' 0" x 12' 0" (4.88m x 3.66m) Radiator, tiled fireplace, double glazed bay window.

Bedroom Two (Rear)

12' 3" x 11' 4" (3.73m x 3.45m) Radiator, built-in cupboard, fireplace, double glazed window.

Bedroom Three (Front)

8' 2" x 6' 2" (2.49m x 1.88m) Radiator, double glazed window.

Shower Room

7' 6" x 6' 0" (2.29m x 1.83m) Shower, pedestal wash hand basin, cupboard with hot water tank, double glazed window to rear.

Separate WC

Low level wc, double glazed window.

Large Rear Garden

Garden laid mainly to lawn, side flower/shrub borders, shed, backing playing fields.

Garage Space

Garage space to the side, via Own Driveway.

Council Tax

London Borough of Brent
Band E. (£2,218. 42).

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.

