



14 East Hill, Wembley, Greater London, HA9
9PT

£800,000 Freehold

- Extended Detached House
- FOUR Double Bedrooms
- Open Plan Reception Rooms
- Kitchen
- Downstairs Cloakroom
- Tiled Family Bathroom, Sep WC
- Double Length Garage, Own Driveway
- Large Garden
- EPC Rating D



FOUR Double Bedroom Detached House, on the Barn Hill Estate, convenient for both Preston Road and Wembley Park's transport & shops, parkland and schools. Enclosed Entrance Porch, Downstairs Cloakroom, Open Plan Reception Rooms, Kitchen, Four First Floor Double Bedrooms, Tiled Bathroom Sep WC. Large 32ft Garage approached via Own Driveway, Garden. Viewing through Sole Agents.

Entrance Porch

Double glazed windows, door to hallway.

Entrance Hall

Radiator, door to Cloakroom, understairs cupboard.

Downstairs Cloakroom

WC, wash hand basin, radiator, window.

Reception Room (Front)

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

Reception Room (Rear)

17' 0" x 11' 8" (5.18m x 3.56m) Radiator, wood 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, window, larder cupboard, door to garage.

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 (Or Office/Study)

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

Tiled Bathroom

6' 7" x 5' 10" (2.01m x 1.78m) Bath, wash hand basin, shower cubicle, 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, patio, path to lawn, flower and shrub borders, mature trees.

Additional Information

Council Tax we are informed is Band F, London Borough of Brent.

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

