



Uxendon Hill, Wembley, HA9 9SL

£765,000 Freehold

- Four/Five Bedroom Semi Detached House
- Barn Hill Area
- Communicating Reception Rooms
- Fitted Kitchen
- Downstairs Shower Room & Utility
- Bathroom Sep WC
- Second Shower Room
- Garden
- Off Street Parking on Own Driveway
- Chain Free Sale
- EPC Rating C



Christopher Rawlinson & Co are delighted to bring to the market this Four/Five Bedroom Semi Detached House situated on the popular Barn Hill Estate, within easy reach of both Preston Road and Wembley Park Stations, shops, schools and parkland. Central Heating, Fitted Kitchen, Communicating Reception Rooms, Downstairs Bedroom Five, Shower Room, Four First Floor Bedrooms, Shower Room, Family Bathroom. EER C. Off Street Parking on Own Driveway, Garden. Chain Free Sale through Sole Agents.

Covered Entrance

Entrance Hall

Radiator.

Communicating Reception Rooms

Front: 13' x 11'6 Bay window, radiator, fireplace. Open plan to:
Rear: 12' x 11' Radiator, fireplace, windows and door to garden.

Kitchen

9' 0" x 6' 3" (2.74m x 1.91m) Matching wall and base units, oven, gas hob, extractor, one and a half stainless steel sink, plumbed for washing machine, window to rear.

Downstairs Bedroom

12' 0" x 9' 3" (3.66m x 2.82m) Window to front, radiator, door to Shower Room:

Downstairs Shower Room & Utility Area

7' 2" x 2' 6" x 3'3" (2.18m x 0.76m) Shower cubicle, wash hand basin, stainless steel sink, cupboards, radiator, door to garden,

Stairs to First Floor Landing

Bedroom One (Front)

13' 2" x 11' 4" (4.01m x 3.45m) Radiator, fireplace, bay window.

Bedroom Two (Rear)

12' 0" x 11' 2" (3.66m x 3.40m) Radiator, window overlooking garden.

Bedroom Three (Front)

7' 8" x 6' 2" (2.34m x 1.88m) Radiator, wall cupboards, window.

Bedroom Four (Front)

9' 10" x 9' 2" (3.00m x 2.79m) Radiator, window to front.

Bathroom (Rear)

8' 3" x 3' 1" (2.51m x 0.94m) Bath, pedestal wash hand basin, wc, radiator, window to rear.

Shower Room

6' 1" x 5' 6" (1.85m x 1.68m) Shower cubicle, walls part tiled, wash hand basin, wc, radiator, window to rear.

Rear Garden

Paved patio area, part covered, lawn with stepping stones.

Off Street Parking to Front on Own Driveway.

Additional Information

Local Authority Brent - Council Tax Band: E - Approx Annual Price: £2,607
Conservation Area - No
Flood Risk - Very low
Floor Area 1,291 ft 2 / 120 m 2

Mobile coverage - EE, Vodafone, Three and O2
Broadband - Basic 16 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. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

