



Grasmere Avenue, Wembley, HA9 8TD

£595,000 Freehold

- Three Bedroom Terraced House
- Short walk to Preston Road Station & shops
- Central Heating & Double Glazing
- Laminate flooring
- Two Reception Rooms
- Kitchen
- Tiled Bathroom Sep WC
- Garage via Rear Access
- Off Street Parking
- EPC Rating C



We are delighted to bring to the market this Three Bedroom Terraced House, situated within a few minutes walk of Preston Road's Met Line Station, shopping facilities, schools and parkland. Central Heating, Double Glazing, Laminate Flooring, Two Reception Rooms, Kitchen, Tiled Bathroom Sep WC. Garage to the rear, Off Street Parking to the front. Viewing through Owners' Sole Agents Christopher Rawlinson & Co. Tel: 020 8904 7733.

Covered Entrance

Entrance Hall

16' 08" x 5' 11" (5.08m x 1.80m) Radiator, laminate flooring.

Front Reception Room

14' 11" x 12' 1" (4.55m x 3.68m) Radiator, laminate flooring, double aspect windows.

Rear Reception Room

14' 3" x 11' 0" (4.34m x 3.35m) Radiator, laminate flooring, double glazed windows and door to garden.

Kitchen

10' 10" x 10' 3" (3.30m x 3.12m) max. Fitted wall and base units with tiled splashbacks, electric oven, stainless steel gas hob, extractor, plumbed for washing machine, wall mounted boiler, spot lights, window and door to garden.

Stairs to First Floor Landing

10' 5" x 6' 10" (3.17m x 2.08m) Fitted carpet to stairs.

Bedroom One (Front)

15' 10" x 10' 9" (4.83m x 3.28m) Radiator, laminate flooring, built-in cupboard, double glazed window.

Bedroom Two (Rear)

13' 5" x 11' 0" (4.09m x 3.35m) Radiator, built-in cupboard, laminate flooring, double glazed window.

Bedroom Three (Front)

9' 1" x 7' 2" (2.77m x 2.18m) Radiator, laminate flooring, double glazed window.

Tiled Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) Bath with overhead shower, wash hand basin, wc, tiled walls, radiator, double glazed frosted window to rear.

Separate WC

WC, laminate flooring.

Garage

Garage to the rear of garden, approached via service road.

Gardens to front & rear.

Rear garden with covered patio & lawn.
Front garden paved for Off Street Parking.

Additional Information

Local Authority Brent Council Tax Band: E Annual Price: £2,607
Floor Area 1,022 ft 2 / 95 m 2
Plot size 0.06 acres
Mobile coverage - EE, Three and O2
Broadband - Basic 18 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.

