



Allonby Gardens, Wembley, HA9 8QX

£550,000 Freehold

- Three Bedroom Semi Detached House
- Modernisation Required
- Central Heating & Some Double Glazing
- Two Reception Rooms
- Kitchen
- Bathroom, Sep WC
- EER D
- Shared Driveway
- Good Sized Rear Garden
- Chain Free Sale
- Potential to Extend (stpp)
- EPC Rating D



A Three Bedroom Semi Detached House situated in a cul de sac, convenient for both South Kenton and Preston Road's transport & shopping facilities, and popular schools. The property is in need of modernisation and redecoration. Central Heating, Some Double Glazing, Two Reception Rooms, Kitchen, Bathroom Sep wc. EER D. Shared Driveway, Good Sized Rear Garden. Chain Free Sale.

Entrance Hall

Radiator, understairs cupboard.

Front Reception Room

13' 10" x 12' 2" (4.22m x 3.71m) Radiator, tiled fireplace, window.

Rear Reception Room

14' 2" x 10' 6" (4.32m x 3.20m) Radiator, fireplace, double glazed window and door to rear garden.

Kitchen

9' 6" x 7' 5" (2.90m x 2.26m) Wall and base units, plumbed for washing machine, wall mounted Vaillant boiler, double glazed window to rear, double glazed door to side.

Stairs to First Floor Landing

Window to side of staircase, loft access.

Bedroom One (Front)

13' 11" x 10' 6" (4.24m x 3.20m) Radiator, window.

Bedroom Two (Rear)

14' 0" x 10' 6" (4.27m x 3.20m) Radiator, built-in cupboard, window.

Bedroom Three (Rear)

9' 1" x 7' 7" (2.77m x 2.31m) Radiator, window.

Bathroom

5' 10" x 5' 6" (1.78m x 1.68m) Bath, wash hand basin, radiator, double glazed frosted window.

Separate WC

3' 6" x 2' 4" (1.07m x 0.71m) Low level wc, double glazed frosted window to rear.

Rear Garden (Overgrown)

Good sized rear garden, laid mainly to lawn. Shared driveway.

Council Tax

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

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

