



Carlyon Close, Wembley, HA0 1HR

£580,000 Freehold

- Extended Terraced House
- Central Heating
- Large Kitchen
- Through Lounge
- Three First Floor Bedrooms
- Shower Room / WC
- Separate WC
- Garden
- EPC Rating D



An Extended Terraced House situated within a short walk of the Ealing Road, convenient for transport & shopping facilities. Central Heating, Through Lounge, Large Kitchen, Three First Floor Bedrooms, Tiled Shower Room/WC, Separate WC. EPC D. Garden.

Entrance Hall

Through Lounge

26' 2" x 10' 4" (7.98m x 3.15m) Radiators, bay window to front, fireplace, rear glazed doors to garden.

Extended Kitchen (L Shaped)

19' 9" x 10' 2" (6.02m x 3.10m) max. Fitted wall and base units with tiled splashbacks, oven, gas hob, extractor, plumbed for washing machine, sink & double drainer, second sink & drainer, spot lights, window to rear, side door to garden.

Stairs to First Floor Landing

Bedroom One (Front)

15' 1" x 10' 10" (4.60m x 3.30m) Radiator, bay window, fitted cupboards.

Bedroom Two (Rear)

10' 10" x 8' 1" (3.30m x 2.46m) Radiator, fitted cupboards, window.

Bedroom Three (Front)

7' 7" x 6' 6" (2.31m x 1.98m) Radiator, window.

Tiled Shower Room

7' 6" x 4' 5" (2.29m x 1.35m) Corner shower cubicle, wash hand basin, wc, radiator, frosted window, tiled walls and floor.

Separate WC

WC, tiled walls, window.

Garden

Rear garden laid mainly to lawn, outside shed.

Additional Information

Council Tax Band D, £2,036. London Borough of Brent.
 Mobile Coverage EE Three
 Broadband: Basic 6 Mbps, Super 80 Mbps, Ultra 1000 Mbps.
 Satellite/Fibre TV Availability: BT Sky 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

