



Oakington Avenue, Wembley Park, HA9 8JA

£875,000 Freehold

- Large Detached House
- Convenient for Wembley Park & The Stadium
- Two Reception Rooms
- Downstairs En Suite Wet Room
- Kitchen / Breakfast Room
- Cloakroom
- Three First Floor Bedrooms
- Bathroom
- Garden
- Off Street Parking
- Chain Free Sale
- EPC Rating E



A Spacious Detached House situated within a short walk of Wembley Park Met Line Station, shopping facilities and the Wembley Stadium with its restaurants, shopping outlets and cinema. The property has been extended and benefits Two Reception Rooms (one previously used as Bedroom 4), with En Suite Wet Room, Large Kitchen/Breakfast Room, Downstairs Cloakroom, Three First Floor Bedrooms, Bathroom. EER E. Garden, Off Street Parking. Chain Free Sale through Sole Agents.

Entrance Hall

Spacious hallway, radiator.

Front Reception Room

13' 8" x 12' 9" (4.17m x 3.89m) Radiator, bay window, (previously used as Bedroom with En Suite Wet Room with shower, basin & wc, tiled walls.

Rear Reception Room

29' 2" x 17' 3" (8.89m x 5.26m) max. Irregular shape. Two radiators, electric warm air heating. windows and doors to rear.

Kitchen/Breakfast Room

25' 6" x 13' 10" (7.77m x 4.22m) max. 'T' Shaped Room. Fitted wall and base units, double electric oven, hob, extractor, double drainer sink, plumbed for washing machine and dishwasher, Potterton gas boiler, three rear windows. walls part tiled, door to garden.

Tiled Downstairs Cloakroom

WC, wash hand basin, double glazed window.

Stairs to First Floor Landing

Fitted carpet, side window, radiator.

Bedroom One (Rear)

13' 10" x 13' 7" (4.22m x 4.14m) plus 3'6 into wardrobes. Radiator, window to rear, deep wardrobe with enclosed shower.

Bedroom Two (Front)

14' 4" x 9' 3" (4.37m x 2.82m) Radiator, fitted wardrobe and cupboards, bay window to front.

Bedroom Three (Front)

10' 6" x 7' 5" (3.20m x 2.26m) Radiator, fitted wardrobe, double glazed window to front.

Large Bathroom

9' 7" x 6' 7" (2.92m x 2.01m) Bath with overhead shower, wash hand basin, wc, radiator, tiled walls and floor, double glazed window to side.

Rear Garden

Approx 40ft, laid mainly to lawn with patio.

Paved Own Driveway

Off Street Parking on Own Driveway.

Additional Information

Council Tax Band G (£3,393), London Borough of Brent.
 Conservation Area: No
 Flood Risk: No Risk
 Floor Area 1,496 ft² (139 m²)
 Mobile Coverage: EE Vodafone Three 02
 Broadband: Basic 14 Mbps, Superfast 67 Mbps, Ultrafast 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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

