

MONKS PARK, WEMBLEY, HA9 6LA



EPC Rating:

Hoopers are very proud to present this three bedroom mid terrace house in need of refurbishment set within a highly sought after location and offered for sale chain free.

The property is situated within minutes of Wembley Park Station (Metropolitan & Jubilee lines), Wembley Stadium and the London Designer retail outlet with multiple shopping and bus services available at both Wembley Park and Wembley Triangle.

- Three bedrooms
- Rear extension
- Fitted kitchen
- Gas central heating
- Double glazed windows
- Gross internal floor area of 893 sq ft (83 sq m) approximately
- Superb location
- Viewing highly recommended
- Large front and rear gardens

PRICE:£500,000.....FREEHOLD

MONKS PARK, WEMBLEY, HA9 6LA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs storage cupboard.

Reception Room (front): 13'0" x 11'7" (3.96m x 3.53m). Feature fireplace. Double glazed bay window. Sliding door to:

Dining Room (rear): 12'0" x 10'10" (3.66m x 3.30m). Feature fireplace. Door and windows to rear extension.

Kitchen: 10'2" x 6'6" (3.11m x 1.98m). Wall and base cupboards. Door and windows to rear extension.

Extension: 18'1" x 7'4" (5.51m x 2.24m). Door and windows to garden.

First Floor:

Bedroom 1 (front): 13'5" x 11'3" (4.10m x 3.42m). Double glazed bay window. Built-in cupboard.

Bedroom 2 (rear): 13'11" x 10'3" (4.25m x 3.12m). Double glazed window. Fitted cupboards, one housing gas boiler.

Bedroom 3 (front): 8'3" x 6'2" (2.51m x 1.87m). Double glazed bay window to front.

Wet Room: 8'11" x 4'2" (2.71m x 1.27m). Adapted for assisted use. Double glazed window to rear. Storage cupboard. Low flush WC.

Separate WC: Double glazed window to rear. Low flush WC.

External Features: Large front and rear gardens. Separate garage to rear accessed via a service road.

Council Tax: Band D.

PRICE: £500,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

MONKS PARK, WEMBLEY, HA9 6LA (CONTINUED)



MONKS PARK, WEMBLEY, HA9 6LA (CONTINUED)

**MONKS PARK
WEMBLEY HA9**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 893.40 SQ. FT / 83.00 SQ. M

APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1027.41 SQ. FT / 95.45 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".