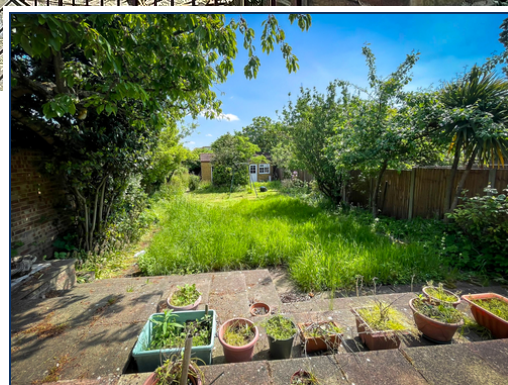




Sudbury Avenue, North Wembley, HA0 3AW

£825,000 Freehold

- A Very Large Semi Detached House
- Separate Entrance to Two Further Rooms & Shower
- Suitable for Home And / Or Professional Use
- Rear Garage via Gates
- Garden & Off Street Parking
- Council Tax Band E, Brent
- Broadband: Basic 12Mbps, Superfast 80Mbps, Ultrafast 1000Mbps
- Satellite/Fibre TV, BT Sky & Virgin
- EPC Rating E



We are delighted to bring to the market this Very Large Extended Semi Detached House suitable for home and/or professional use, situated close to North Wembley's shopping & transport facilities, parkland and schools. Central Heating, Double Glazing, Three Open Plan Reception Rooms, Large L Shaped Kitchen, Downstairs WC. Separate Entrance to Two Further Downstairs Rooms & Shower Cubicle. Four First Floor Bedrooms, Bathroom. Rear Garage via Gates, Rear Garden, Off Street Parking for Three Vehicles. Chain Free Sale. EER E.

Entrance Porch

Front Reception Room

12' 7" x 12' 4" (3.84m x 3.76m) Radiator, bay window to front, archway to:

Middle Recepton Room

13' 4" x 12' 4" (4.06m x 3.76m) Radiator, fireplace with fitted gas fire, arch to Rear Reception Room:

Rear Reception Room

12' 0" x 9' 0" (3.66m x 2.74m) Wired for wall lights, door to Kitchen sliding doors to Rear Garden.

Kitchen

13' 0" x 9' 1" (3.96m x 2.77m) Fitted wall and base units, breakfast bar, one and a half bowl sink with drainer, 5 ring gas hob, extractor, oven, plumbed for washing machine, tiled floor and walls, spot lights, window and door to rear garden, arch to original kitchen 9'8 x 7', wall and base units, spot lights, tiled floor, door to Downstairs Cloakroom

Downstairs Cloakroom

WC, wash hand basin, tiled walls, extractor.

SECOND FRONT DOOR

Previously Used as Waiting Room

18' 0" x 9' 8" (5.49m x 2.95m) Wired for wall lights, door to:

Treatment Room

11' 8" x 9' 7" (3.56m x 2.92m) Wash hand basin, door to Shower Cubicle.

Stairs to First Floor Landing

Fitted carpet, landing Splits, To the Left Two Bedrooms:

Front Extended Bedroom

11' 0" x 9' 10" (3.35m x 3.00m) Radiator, double glazed to front.

Rear Extended Bedroom

10' 7" x 9' 7" (3.23m x 2.92m) plus additional 1'7. Radiator, double glazed bay window to rear.

Main L Shaped Bedroom (was originally two bedrooms)

19' 4" x 12' 10" (5.89m x 3.91m) L Shaped. Two double glazed windows, fitted wardrobes, suspended ceiling.

Rear Bedroom

13' 7" x 12' 2" (4.14m x 3.71m) Radiator, aluminium double glazed window, fitted wardrobe, suspended ceiling, wired for wall lights.

Spacious Tiled Bathroom

11' 4" x 7' 3" (3.45m x 2.21m) Panelled bath with shower attachment and hand grips, wash hand basin, wc, double glazed window.

Rear Garden

Laid mainly to lawn, patio area.

Front Driveway

Gated, paved for Off Street Parking.

Rear Garage (via separate gated entrance from rear behind the neighbouring church)

17' 0" x 10' 10" (5.18m x 3.30m) plus 11'5 x 8'9 to the rear.

Additional Information

We are advised the following:

Council Tax Band E. London Borough of Brent.

Mobile Coverage

EE, Vodafone, Three, O2

Broadband

Basic 12 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

Satellite / Fibre TV Availability

BT, Sky and Virgin

Please ask you solicitors to confirm this information.

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.

