

MONKS PARK, WEMBLEY, HA9 6LA



EPC Rating: C

Hoopers are very proud to present this extended centre terrace house. Planning approval has been granted for erection of a single storey rear extension, rear patio extension, rear dormer window, Juliet balcony and 2 front rooflights to dwelling house.

The property is situated within a few hundred yards 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.

- Double glazed windows
- Gas central heating
- Fitted kitchen
- Modern bathroom
- Off street parking for 1 vehicle
- Gross internal floor area of 995 sq ft (92 sq m) approximately

PRICE:£575,000.....FREEHOLD

MONKS PARK, WEMBLEY, HA9 6LA (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:**Entrance Hall:**

Reception Room (front): 12'6" x 11'8" (3.81m x 3.55m). Double glazed window.

Dining Room (rear): 12'7" x 11'2" (3.83m x 3.40m). Double glazed bay window and sliding door to rear extension.

Extension: 10'2" x 7'10" (3.10m x 2.40m). Double glazed door to garden.

Kitchen: 14'3" x 6'2" (4.34m x 1.87m). Fitted wall and base units. Plumbing for washing machine. Gas hob with extractor hood above and oven below. Sink with mixer tap. Double glazed window to rear. Double glazed door to garden.

First Floor:

Bedroom 1 (front): 12'8" x 11'1" (3.85m x 3.38m). Double glazed window.

Bedroom 2 (rear): 12'6" x 10'3" (3.82m x 3.13m). Double glazed window.

Bedroom 3 (front): 9'0" x 6'3" (2.74m x 1.90m). Double glazed window.

Bathroom/WC: 6'11" x 6'5" (2.11m x 1.96m). Shower cubicle. Low flush WC. Wash hand basin with vanity unit. Tiled floor and partly tiled walls.

External features: Off street parking for 1 vehicle. Rear garden.

Council Tax: Band D.

PRICE: £575,000 FREEHOLD

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

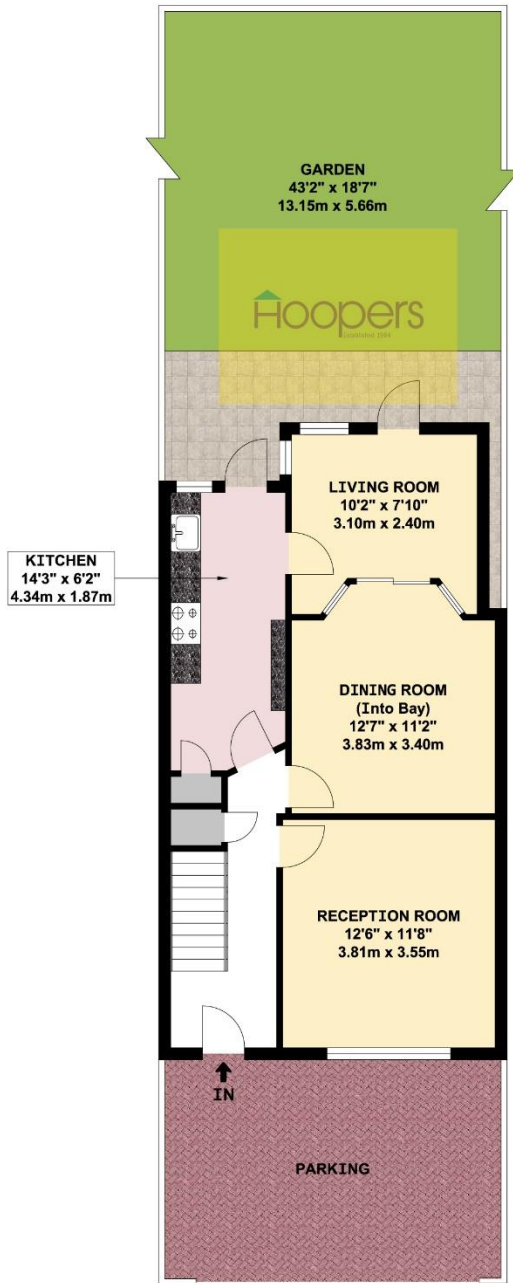
If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot 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)



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**MONKS PARK
WEMBLEY HA9**



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 994.90 SQ. FT / 92.43 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".