



TALBOT ROAD, WEMBLEY

£760,000

**** EXTENDED **** An extended three bedroom semi detached house conveniently located within 0.3 miles from Wembley Central Overground and Bakerloo line station. The property offers scope for further development into the loft subject to planning permission being granted and briefly comprises entrance porch, hallway, downstairs shower room/utility room, open plan living room, extended kitchen/breakfast room, three bedrooms off first floor landing, bathroom and separate W/C. Further benefits include double glazing, gas central heating, off street parking and private rear garden with workshop.

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED
- DOWNSTAIRS SHOWER ROOM/UTILITY ROOM
- OPEN PLAN LIVING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- BATHROOM WITH SEPARATE W/C
- OFF STREET PARKING
- CONVENIENT FOR SHOPS AND TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT INTO LOFT (STPP)
- PRIVATE REAR GARDEN WITH WORKSHOP

Ground Floor

Porch

Entrance into porch via front aspect door, front aspect double glazed windows, side aspect double glazed window.

Hallway

Entrance into hallway via front aspect frosted door, front aspect frosted double glazed window, coved ceiling, picture rail, radiator, power points, under stairs storage housing meters, side aspect frosted double glazed window, stairs to first floor landing.

Downstairs Shower Room/Utility Room

9' 5" x 7' 8" (2.87m x 2.34m) Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, wall mounted shower with attachment, roll top work surface, plumbed for washing machine, space for dryer, spot lighting, extractor fan, radiator, tiled walls.

Living Room

29' 2" into bay x 12' 8" max (8.89m x 3.86m) Front aspect double glazed window into bay, coved ceiling, two radiators, power points, TV aerial, phone point, ceiling mounted fan lights, wooden flooring, double rear aspect doors leading to kitchen/breakfast room.

Kitchen/Breakfast Room

15' 6" x 11' 6" (4.72m x 3.51m) Rear aspect double glazed French doors to garden, rear aspect double glazed door to garden, rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, mixer tap with pull out spray tap, integrated gas hob with oven below and overhead extractor fan, space for fridge/freezer, space for dishwasher, wall mounted cupboard enclosed boiler, coved ceiling, spot lighting, radiator, lino tile effect flooring.

First Floor

Landing

Side aspect frosted double glazed window, loft access, picture rail, power points, phone point, carpeted flooring.

Bedroom One

15' 5" into bay x 11' 5" into wardrobes (4.70m x 3.48m) Front aspect double glazed windows into bay, range of fitted wardrobes, radiator, power points, ceiling mounted fan light, carpeted flooring.

Bedroom Two

12' 10" x 10' 7" (3.91m x 3.23m) Rear aspect double glazed window, picture rail, range of fitted wardrobes, ceiling mounted fan light, radiator, power points, wooden flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom Three

8' 4" x 6' 9" (2.54m x 2.06m) Front aspect double glazed window, picture rail, fitted wardrobe, radiator, power points, ceiling mounted fan light, carpeted flooring.

Bathroom

9' 7" x 4' 8" (2.92m x 1.42m) Rear aspect frosted double glazed window, vanity hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, spot lighting, tiled walls, radiator, cupboard housing hot water tank, tiled flooring.

Separate W/C

Rear aspect frosted double glazed window, low level W/C, spot lighting, tiled walls, tiled flooring, radiator.

Outside

Front Garden

Off street parking, side access to rear garden via wooden gate.

Rear Garden

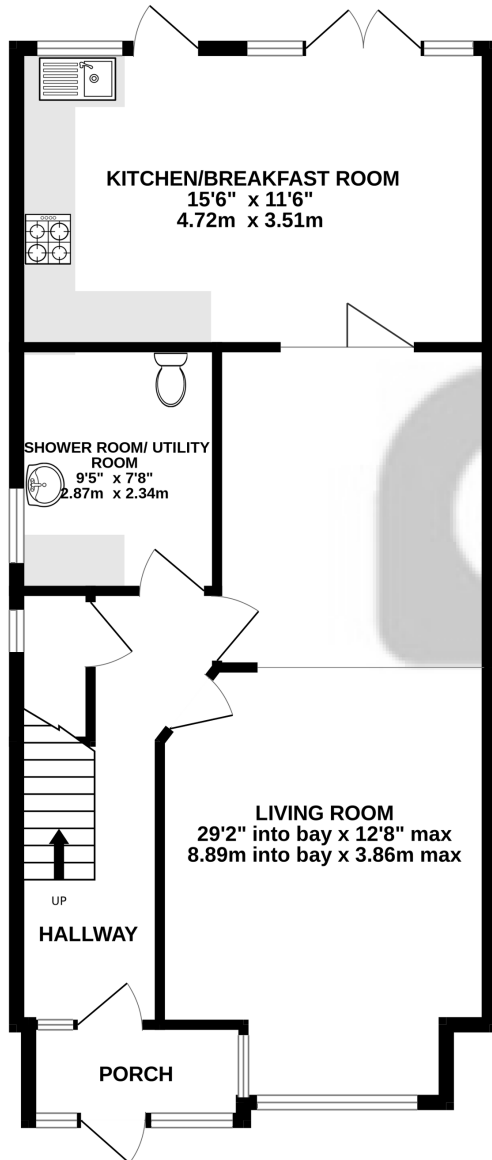
Decking with path leading to rear patio area, stocked borders, vegetable patch, side access to front garden via wooden gate, outside tap, fence enclosed.

Workshop

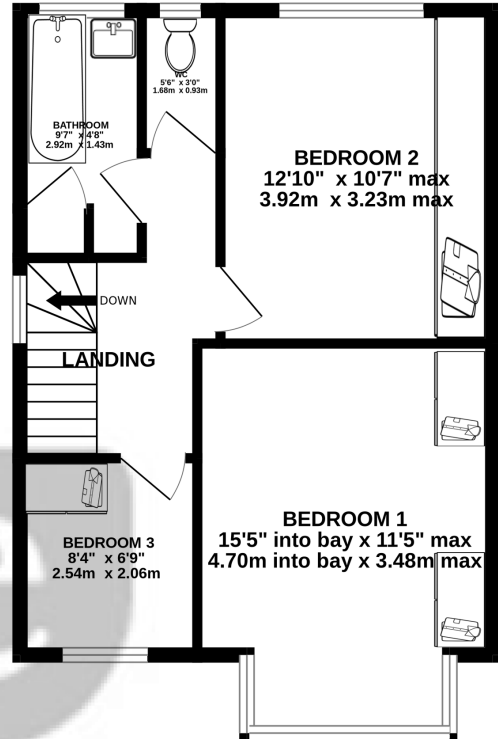
13' 4" x 9' 4" (4.06m x 2.84m) Front aspect door, front aspect window, side aspect window, power points, lighting.



GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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