



Elmstead Avenue, Wembley, HA9 8NX

£620,000 Freehold

- Three Bedroom Semi Detached House
- Central Heating & Double Glazing
- Communicating Reception Rooms
- Kitchen
- Downstairs WC
- Three First Floor Bedrooms
- Bathroom Sep WC
- Garden
- Garage via Own Driveway
- EPC Rating D



A Three Bedroom Semi Detached House very convenient for Preston Road's transport & shopping facilities, and popular schools. Double Glazing, Central Heating, Communicating Reception Rooms, Kitchen, Downstairs WC, Three First Floor Bedrooms, Bathroom Sep WC. Garden, Garage via Own Driveway. EER D.

Entrance Hall

Radiator.

Front Reception Room

14' 7" x 11' 6" (4.45m x 3.51m) Three radiators, wired for wall lights, fitted carpet, double glazed bay window to front. Archway to Rear Reception:

Rear Reception Room

12' 7" x 12' 6" (3.84m x 3.81m) Two radiators, fitted carpet, wired for wall lights, double glazed windows and doors to rear garden.

Kitchen

9' 9" x 9' 7" (2.97m x 2.92m) Cupboards, one and a half bowl stainless steel sink & drainer, plumbed for washing machine, large larder, double glazed window, door to garden.

Downstairs WC

Built into rear of Garage area. WC, wash hand basin, extractor.

Stairs to First Floor Landing

Double glazed side window, fitted carpet, radiator.

Bedroom One (Front)

14' 9" x 12' 7" (4.50m x 3.84m) Two radiators, fitted wardrobes, double glazed bay window.

Bedroom Two (Rear)

12' 0" x 11' 1" (3.66m x 3.38m) Radiator, fitted wardrobes and shelving, double glazed window.

Bedroom Three (Front)

9' 6" x 8' 0" (2.90m x 2.44m) Radiator, fitted wardrobe, double glazed window.

Bathroom

9' 6" x 6' 7" (2.90m x 2.01m) Bath, shower cubicle, wash hand basin, radiator, walls part tiled, cupboard with tank, double glazed window to rear.

Sep WC

WC, double glazed window to side.

Garage via Own Driveway

Front of garage used for storage, rear used for Downstairs WC.

Own Driveway for two vehicles.

Rear Garden

Mainly laid to lawn, with steps down. Gated side access from front of property.

Additional Information

Council Tax Band E, London Borough of Brent.

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		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

