



**Ravenscroft Avenue, Preston Road,  
Wembley, HA9 9TG**

**£650,000 Freehold**

- Four Bedroom Semi Detached House
- Convenient for Preston Road's Met Line Station & Shops
- Council Tax Band F, Brent
- Broadband Ultrafast 1000Mbps
- Mobile EE 02 Three Vodafone
- EPC Rating E





An Extended Semi Detached House situated a short walk from Preston Road's Met Line Station and shopping facilities.

Enclosed Porch, Central Heating, Communicating Reception Rooms, Kitchen/Breakfast Room, Downstairs Cloakroom, Four Double Bedrooms, Two Bathrooms. Garage own driveway, Garden. Chain Free Sale.

## Enclosed Entrance Porch

## Entrance Hall

Radiator, fitted carpet, double glazed side window.

## Front Reception Room

14' 6" x 12' 10" (4.42m x 3.91m) Radiator, fitted carpet, leaded lights bay window. Archway to:

## Rear Reception Room

13' 6" x 11' 5" (4.11m x 3.48m) Two radiators, fitted carpet, double glazed sliding door to Rear.

## Kitchen

9' 6" x 7' 10" (2.90m x 2.39m) Fitted wall and base units, one and a half bowl stainless steel sink & drainer, oven, gas hob, plumbed for washing machine, walls part tiled, double glazed side window. Open plan to Breakfast Room:

## Breakfast Room

12' 5" x 8' 8" (3.78m x 2.64m) Two radiators, double glazed windows to side & rear, door to garden.

## Tiled Downstairs Cloakroom

WC, wash hand basin, radiator, window to the side.

## Stairs to First Floor Landing

Leaded light window to the side, cupboard with tank.

## Bedroom One (Front)

15' 0" x 12' 6" (4.57m x 3.81m) Two radiators, fitted wardrobes, leaded light bay window.

## Bedroom Two (Rear)

13' 7" x 11' 8" (4.14m x 3.56m) Radiator, fitted wardrobe, window overlooking garden.

## Bedroom Three (Rear)

10' 7" x 8' 0" (3.23m x 2.44m) Radiator, built-in cupboard, double glazed window.

## Tiled Bathroom

6' 9" x 5' 8" (2.06m x 1.73m) Bath, wash hand basin, chrome towel radiator, double glazed leaded light window to the front.

## Separate WC

Tiled walls, wc, radiator, window to the side.

## Stairs to Second Floor Bedroom Four

15' 3" x 9' 5" (4.65m x 2.87m) Radiator, eaves storage, double glazed window to the rear. Door to En Suite:

## En Suite Shower Room

6' 10" x 4' 3" (2.08m x 1.30m) Electric shower, wc, wash hand basin, radiator, double glazed window to rear.

## Garage, own driveway

Garage, narrow own driveway. Front paved for Off Street Parking.

## Rear Garden

Paved patio area, side gate, lawn.

## Additional Information

Council Tax Band F, London Borough of Brent.

Broadband: Ultra-fast 1000Mbps. Mobile signal EE 02 Three Vodafone.

## 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.

