



Grasmere Avenue, Wembley, HA9 8TF

Cow & Co
LONDON



This superb three double bedroom family home benefits from approximately 1259 sq/ft of accommodation and an annexe of approximately 364 sq ft which is ideal to be used as a store room, home office, playroom or gymnasium and also features a rear entrance out to the rear access road.

This house also has potential to extend into the loft (stpp). The rest of the accommodation is arranged over two floor and comprises as follows:- A ground floor entrance porch leading to a large entrance hall, downstairs wc, front reception room, rear reception room is open plan to the extended kitchen/diner. There are patio doors leading out to a split level garden with a patio area and steps down to a lawned area.

The first floor comprises of a landing, modern bathroom/wc and three generous sized bedrooms.

The property also benefits from gas central heating and double glazing.

Grasmere Avenue is located just off Preston road and is approximately 500 yards from Preston Road (Metropolitan Line) station.

There is an abundance of local shops on Preston Road including Tesco and Co Op and many local restaurants and bars etc. This area is extremely popular with young families and there are excellent local schools nearby as well as Preston Park.

The front of the house also has a dropped kerb and provides parking for two cars.

Viewing is highly recommended.



- Superb extended 3 double bedroom house with annexe and off street parking
- Extended fitted kitchen/diner
- Two further reception rooms
- Double glazed windows
- 364 sq ft annexe ideal for gym, home office, store room etc with tiled floor and separate rear entrance
- Off street parking for two cars at front
- Potential to convert loft space (stpp)
- Approx 350 yards to Preston Road amenities including shops, busses and Underground station

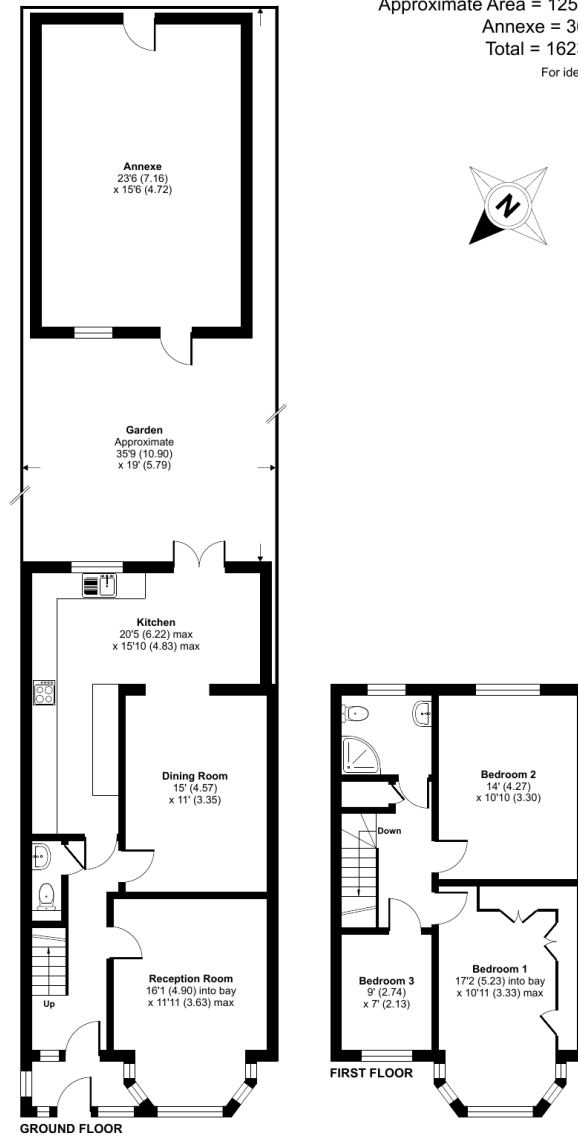
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Approximate Area = 1259 sq ft / 116.9 sq m

Annexe = 364 sq ft / 33.8 sq m

Total = 1623 sq ft / 150.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cow & Co Properties Ltd. REF: 1017542

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