



Grasmere Avenue, Wembley, HA9 8TW

£585,000 Freehold

- Three Bedroom Semi Detached House
- Potential to Extend (stpp)
- Double Glazing & Central Heating
- Through Lounge
- Kitchen
- Bathroom, Sep WC
- Garden
- Garage via Own Driveway
- Chain Free Sale
- EPC Rating E



Christopher Rawlinson & Co are pleased to offer this Three Bedroom Semi Detached House situated in a popular location, convenient for Preston Road, Northwick Park and South Kenton Stations, shopping facilities, schools and parkland. Alarm, Double Glazing, Central Heating, Through Lounge, Kitchen, Three First Floor Bedrooms, Bathroom Sep WC. Garden, Garage via Own Driveway. Chain Free Sale. EER E.

## Entrance Hall

Radiator, understairs cupboard.

## Front Section to Through Lounge

14' 9" x 12' 6" (4.50m x 3.81m) Radiator, double aspect windows, open plan arch to Rear Section:

## Rear Section to Through Lounge

14' 9" x 11' 3" (4.50m x 3.43m) Radiator, tiled fireplace, wired for wall lights, windows and double glazed doors to rear garden.

## Kitchen

11' 9" x 7' 7" (3.58m x 2.31m) Fitted wall and base units, oven, gas hob, stainless steel sink & drainer, plumbed for dishwasher and washing machine, walls tiled, double glazed window to rear, door to garden.

## Stairs to First Floor Landing

### Bedroom One (Front)

14' 8" x 12' 4" (4.47m x 3.76m) Radiator, fitted wardrobes and overhead cupboards, double aspect windows.

### Bedroom Two (Rear)

15' 0" x 11' 4" (4.57m x 3.45m) Radiator, fitted wardrobe, built-in cupboard, double glazed window.

### Bedroom Three (Rear)

11' 1" x 7' 11" (3.38m x 2.41m) Radiator, wash hand basin, double glazed window.

## Bathroom

6' 7" x 6' 1" (2.01m x 1.85m) Panelled bath, pedestal wash hand basin, airing cupboard, tiled walls, leaded light double glazed windows to front.

## Separate WC

Low level wc, side window.

## Rear Garden

Mainly laid to lawn, backing the railway line, patio, shed, side access.

## Garage via Own Driveway

Garage with up and over door, power and lighting, approached via Own Driveway.

## Additional Information

Council Tax Band E. Paid to 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.

