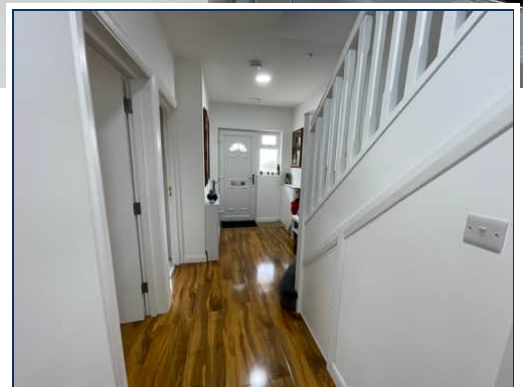




**Grasmere Avenue, Wembley, Middlesex,
HA9 8TD**

Guide Price £725,000 Freehold

- **** Ready To Move Straight Into ****
- Four Bedroom Refurbished House
- Central Heating & Double Glazing
- Large Kitchen / Breakfast Room
- Two Reception Rooms
- Conservatory
- Downstairs Cloakroom
- Modern Tiled Bathroom / wc
- Second Floor Bedroom Four with En Suite
- Garden Office with Separate Access
- Off Street Parking



We are delighted to offer for sale this Refurbished Four Bedroom House, situated close to Preston Road's Met Line Station, shops, parkland and popular schools. Double Glazing & Central Heating, Two Reception Rooms, Open Plan Modern Kitchen/Diner, Conservatory, Downstairs Cloakroom, Four Bedrooms, Two Bathrooms. EER C. Garden Office with Separate Own Access. Off Street Parking to the front. Viewing Recommended by Sole Agents.

Covered Entrance

Outside security light.

Entrance Hall

Radiator, wood flooring, fitted cupboard.

Front Reception Room

12' 2" x 10' 10" (3.71m x 3.30m) Radiator, spot lights, laminate flooring, double glazed bay window.

Rear Reception Room

18' 4" x 10' 7" (5.59m x 3.23m) Radiator, spot lights, wood flooring, open plan with Dining Area/Kitchen.

L Shaped Kitchen / Breakfast Room

17' 1" x 16' 6" (5.21m x 5.03m) Modern wall and base units, tiled splashbacks, single drainer stainless steel sink with mixer tap, oven, gas hob, extractor hood, sensor lights, skylight, radiator, laminate flooring, double glazed window, leading to Conservatory:

Conservatory

Fitted modern wall and base units, single drainer sink, double glazed door to rear garden.

Downstairs Cloakroom

Low level wc, wash hand basin with mixer tap, radiator, walls part tiled, spot light.

Stairs to First Floor Landing

Fitted carpet.

Bedroom One (Front)

17' 0" x 10' 10" (5.18m x 3.30m) Radiator, laminate flooring, spot lights, double glazed bay window.

Bedroom Two (Rear)

14' 1" x 10' 11" (4.29m x 3.33m) Radiator, laminate flooring, spot lights, double glazed window.

Bedroom Three (Rear)

8' 11" x 6' 8" (2.72m x 2.03m) Radiator, laminate flooring, side double glazed window.

Modern Tiled Bathroom

7' 5" x 6' 9" (2.26m x 2.06m) Panelled bath with mixer tap and overhead shower with glass screen, wash hand basin with cupboards below, low level wc, walls and floor tiled, extractor, double glazed window.

Stairs to Second Floor

Fitted carpet.

Second Floor Bedroom Four

23' 2" x 10' 9" widening to 12' 9" (7.06m x 3.89m) Laminate flooring, radiator, eaves storage, two skylights, double glazed to rear, door to En Suite:

En Suite

Shower cubicle, wash hand basin with mixer tap and cupboards below, low level wc, radiator, spot lights, tiled walls and floor, double glazed window.

Rear Garden

Some paving, lawn, shed.

Outside Garden Office

15' 2" x 9' 0" (4.62m x 2.74m) Own side entrance, Separate access.

Off Street Parking to the Front

Council Tax

London Borough of Brent
Band F, £2,621.77. (to be confirmed).

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.

