



## Woodfield Avenue, North Wembley, HA0 3NR

£2,800 pcm

- NEWLY REFURBISHED
- Semi Detached House To Let
- Central Heating & Double Glazing
- Laminate Flooring
- Reception Room
- Rear Reception Open Plan with Kitchen
- Downstairs Shower Room / WC
- Three First Floor Bedrooms
- Tiled Modern Bathroom, Sep WC
- Off Street Parking
- Good Sized Rear Garden



NEWLY REFURBISHED This Three Bedroom Semi Detached House To Let, very convenient for North Wembley Bakerloo Line Station, shops, schools and parkland. Central Heating & Double Glazing, Enclosed Entrance Porch, Laminate Flooring, Reception Room, Rear Reception Open Plan with Fitted Kitchen, Downstairs Shower Room / WC, Three First Floor Bedrooms, Modern Tiled Bathroom Sep WC. EER C. Good Sized Rear Garden, Off Street Parking to the front. Early Viewing Recommended by Christopher Rawlinson & Co. Tel: 020 89043 7733.

## Entrance Porch

Double glazed.

## Entrance Hall

15' 3" x 6' 11" (4.65m x 2.11m) Radiator, laminate flooring.

## Downstairs Shower Room / WC

7' 8" x 2' 6" (2.34m x 0.76m) Shower cubicle, wc, window, tiled walls and floor.

## Front Reception Room

14' 3" x 10' 0" (4.34m x 3.05m) Radiators, laminate flooring, bay window.

## Rear Reception Room

10' 7" x 7' 1" (3.23m x 2.16m) Radiator, laminate flooring, windows and door to rear, open Plan with Kitchen:

## Modern Fitted Kitchen

11' 3" x 6' 10" (3.43m x 2.08m) Fitted wall and base units, oven, gas hob, extractor, sink & drainer, plumbed for washing machine, tiled walls, window over garden.

## Stairs to First Floor Landing

Fitted carpet to stairs, landing with laminate flooring, side window.

## Bedroom One (Front)

15' 0" x 11' 10" (4.57m x 3.61m) Radiators, laminate flooring, fitted wardrobes, cupboards & drawers, bay window.

## Bedroom Two (Rear)

12' 8" x 10' 6" (3.86m x 3.20m) Radiator, laminate flooring, window.

## Bedroom Three (Front)

9' 11" x 7' 5" (3.02m x 2.26m) L Shaped. Radiator, laminate flooring, window.

## Tiled Bathroom

6' 4" x 5' 6" (1.93m x 1.68m) Modern suite of bath, wash hand basin, tiled walls, radiator, window to rear.

## Sep WC

WC, wash hand basin, tiled walls, window.

## Good Sized Rear Garden

Patio, lawn, side gate.

## Front Used for Off Street Parking

Paved front garden.

## DISCLAIMER

Whilst we endeavour to make our 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.

## Additional Information

Local Authority Brent Council Tax Band: E  
Annual Price: £2,607  
Floor area 904 ft<sup>2</sup> / 84 m<sup>2</sup>

Broadband - Basic 11 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT, Sky and Virgin