



**Carlton Avenue East, Wembley, HA9 8PT**

**£745,000 Freehold**

- Three Bedroom Semi Detached House
- Central Heating & Double Glazing
- Enclosed Entrance Porch
- Laminate Flooring
- Fitted Kitchen
- Open Plan Reception Rooms
- Conservatory
- Modern Tiled Shower Room / WC
- Garage via Shared Driveway
- Good Sized Rear Garden
- EPC Rating D



A Three Bedroom Semi Detached House situated in a sought after road, convenient for Preston Road's amenities. Enclosed Entrance Porch, Central Heating, Double Glazing, Open Plan Reception Rooms, Conservatory, Fitted Kitchen, Three First Floor Bedrooms, Large Modern Tiled Shower Room WC. Garage via shared driveway, Off Street Parking to Front, Rear Garden.

THE LOCATION offers day to day shopping facilities within walking distance, including library, doctors, post office, restaurants, together with first and middle schools and parkland. Also within a short distance is the Wembley Stadium with shopping outlets, restaurants and cinema. Buses pass the end of the road and for the commuter the Metropolitan Line runs from both Preston Road and Wembley Park, and the Bakerloo Line from South Kenton.

### Enclosed Entrance Porch

Double glazed.

### Entrance Hall

15' 5" x 6' 0" (4.70m x 1.83m) Radiator, laminate flooring.

### Front Reception Room

14' 11" x 13' 0" (4.55m x 3.96m) Radiator, laminate flooring, fireplace, bay window, open plan to Rear Reception:

### Rear Reception

14' 0" x 11' 8" (4.27m x 3.56m) Radiator, laminate flooring, sliding doors to Conservatory.

### Conservatory

9' 7" x 9' 5" (2.92m x 2.87m) Wood flooring, double glazed windows and doors to garden.

### Kitchen

10' 6" x 8' 3" (3.20m x 2.51m) Matching fitted wall and base units with tiled splashbacks, double bowl stainless steel sink & drainer, double oven, ceramic hob, extractor, plumbed for washing machine, wall mounted Vaillant boiler, laminate flooring, double glazed windows and door to garden.

### Stairs to First Floor Landing

### Bedroom One (Front)

16' 7" x 10' 8" (5.05m x 3.25m) Range of fitted wardrobes, radiator, laminate flooring, bay window.

### Bedroom Two (Rear)

12' 1" x 10' 7" (3.68m x 3.23m) Fitted wardrobes, radiator, laminate flooring, double glazed window.

### Bedroom Three (Front)

10' 8" x 8' 4" (3.25m x 2.54m) Built-in cupboard, laminate flooring, radiator, double glazed window.

### Large Tiled Shower Room / WC

8' 10" x 8' 1" (2.69m x 2.46m) Large walk-in shower cubicle, wash hand basin, wc, spot lights, tiled walls and floor, double glazed to side and rear.

### Garage approached via Shared Driveway.

Off Street Parking to the front of the property.

### Garden

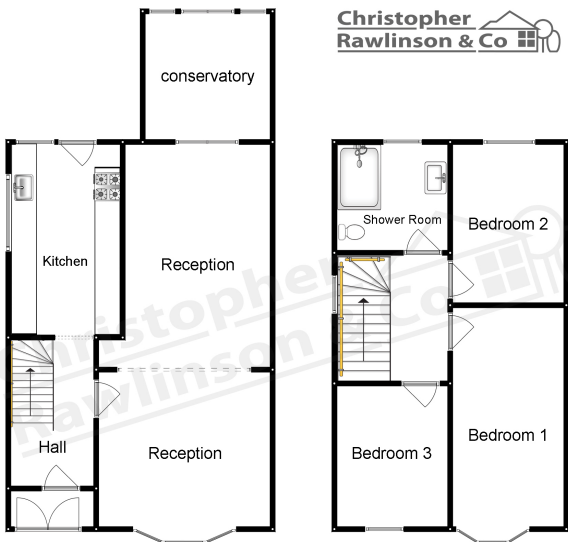
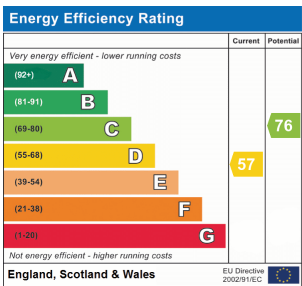
Patio, outside tap, path & lawn, shed to the rear.

### Additional Information

Council Tax Band E, London Borough of Brent.  
Mobile Coverage: EE Three +02  
Broadband: Basic 18Mbps, Superfast 80Mbps, Ultrafast 1000Mbps  
Satellite / Fibre TV Availability: BT & Sky.

### 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.



Christopher Rawlinson & Co