

**CHIPPENHAM AVENUE, WEMBLEY, HA9 6NH**



EPC Rating: C

Hoopers are pleased to offer this 3 bedroom 1930's built centre terrace house. The property is within yards of Oakington Manor Primary School. Multiple shopping and bus services can be found on Harrow Road with the nearest station being Stonebridge Park (Bakerloo & Overground lines).

- 3 Bedrooms
- Through Lounge
- Double glazing
- Gas central heating
- Wood laminate flooring
- Garage to rear
- 43' approximate rear garden
- Gross internal floor area of 839 sq ft (78 sq m) approximately
- The nearest station is Stonebridge Park (Bakerloo & Overground)

**PRICE: .....£480,000.....FREEHOLD**

**CHIPPENHAM AVENUE, WEMBLEY, HA9 6NH (CONTINUED)**

The accommodation is arranged as follows:

**Ground Floor:**

**Entrance Hall:** Understairs cupboard. Wood laminate flooring.

**Through Lounge:** 25'7" x 11'9" (7.80m x 3.57m). Double glazed front aspect bay window. Wood laminate flooring. Double glazed rear aspect windows with double glazed door with leaded lights to rear garden.

**Kitchen:** 9'1" x 6'3" (2.78m x 1.91m). Single drainer one and a half bowl sink unit with mixer tap and cupboard underneath. Fitted wall and base units with work surfaces above. Gas cooker point. Plumbing for washing machine. Part tiled walls. Wood laminate flooring. Double glazed door to rear garden.

**First Floor:**

**Landing:** Access to loft (not inspected).

**Bedroom 1 (front):** 12'10" x 11'1" (3.91m x 3.37m). Double glazed front aspect bay window. Built-in cupboard. Wood laminate flooring.

**Bedroom 2 (rear):** 12'9" x 10'2" (3.89m x 3.10m). Double glazed rear aspect bay window. Built-in cupboards to both chimney breast recesses. Wood laminate flooring.

**Bedroom 3 (front):** 7'5" x 6'2" (2.25m x 1.89m). Double glazed front aspect window. Wood laminate flooring. Built-in shelving.

**Wet Room/WC:** 6'10" x 6'4" (2.08m x 1.94m). Frosted double glazed rear aspect window. Shower cubicle. Wash hand basin. Low level WC. Medicine cabinet. Fully tiled walls.

**External features:** Front and rear gardens. Garage to rear of property approached via a service road.

**PRICE: £480,000 FREEHOLD**

**VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.**

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

**CHIPPENHAM AVENUE, WEMBLEY, HA9 6NH (CONTINUED)**



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CHIPPENHAM AVENUE  
WEMBLEY HA9



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 839.58 SQ. FT / 78.00 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".