



Abbots Drive, Wembley, HA0 3SH

Offers in Excess of £650,000
Freehold

- Extended Semi Detached House
- Two Reception Rooms
- Downstairs Shower Room / WC
- Kitchen
- Three Bedrooms
- First Floor Shower Room / Sep WC
- Garage via Shared Driveway
- Rear Garden
- EPC Rating D



Christopher Rawlinson & Co are pleased to bring to the market this Attractive Extended Semi Detached House situated on the popular SUDBURY COURT ESTATE, convenient for both South Kenton & North Wembley train stations and buses to Harrow. Both junior and senior schools are within easy walking distance. Central Heating, Two Reception Rooms, Fitted Kitchen, Downstairs Shower Room / WC, Three First Floor Bedrooms, Shower Room Sep WC. Garden, Garage via shared driveway, paved Off Street Parking to the front. Viewing Recommended by Sole Agents. EER D.

Covered Entrance

Entrance Hall

15' 9" x 5' 9" (4.80m x 1.75m) Radiator, laminate flooring, coloured leaded light windows.

Front Reception Room

14' 4" x 12' 1" (4.37m x 3.68m)

Second Reception Room

22' 8" x 10' 4" (6.91m x 3.15m) widening to 12'2. Radiators, laminate flooring, windows and door to rear garden.

Kitchen

19' 1" x 7' 1" (5.82m x 2.16m) Fitted wall and base units with tiled splashbacks, oven, hob, extractor, stainless steel sink & drainer, plumbed for washing machine, side window, door to garden.

Tiled Downstairs Shower Room / WC

8' 3" x 3' 7" (2.51m x 1.09m) Shower cubicle, wash hand basin, wc, chrome radiator, window.

Stairs to First Floor Landing

Wood stairs, side window, laminate flooring to landing.

Bedroom One (Front)

14' 6" x 11' 6" (4.42m x 3.51m) Radiator, fitted carpet, range of fitted wardrobes, leaded light windows.

Bedroom Two (Rear)

14' 7" x 11' 7" (4.45m x 3.53m) Radiator, carpet, fitted wardrobes, bay window.

Bedroom Three (Front)

8' 9" x 6' 6" (2.67m x 1.98m) Radiator, carpet, double aspect leaded light windows.

Shower Room

7' 5" x 5' 5" (2.26m x 1.65m) Tiled walls, shower cubicle, wash hand basin with cupboard below, leaded light window.

Separate WC

Tiled walls, WC, frosted window.

Rear Garden

Paved patio area, lawn.

Garage via Shared Driveway

Block paved driveway, front section of garden paved for additional off street parking.

Additional Information

Council Tax Band E. £2352. 11p 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.

