



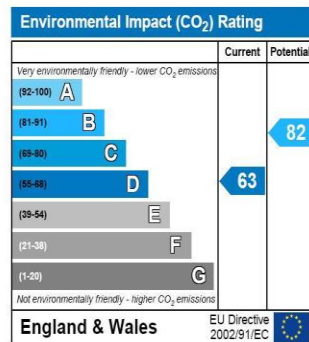
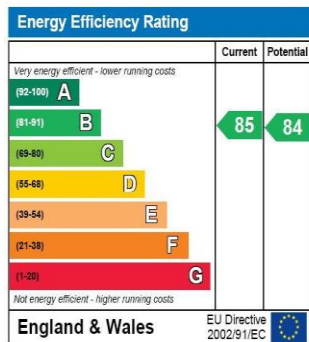
HUNTERS[®]
HERE TO GET *you* THERE

Wentworth Hill, Wembley, Middlesex, HA9 9SF

Wentworth Hill, Wembley, Middlesex, HA9 9SF

Asking Price: £1,150,000 oieo

TOTALLY TESTING THE POWERS OF DESCRIPTION IS THIS 6 BEDROOM 4 BATHROOM HOUSE THAT HAS BEEN EXTENDED ALMOST TO THE MAXIMUM AND FURTHER INCLUDES AA 22' X 17' MAIN RECEPTION.FINISHED TO THE MOST EXACTING OF STANDARDS AND NOW OFFERED WITH A SUPERB LEVEL OF PRESENTATION FURTHER BENEFITS ARE UNDERFLOOR HEATING AND DOUBLE GLAZING THROUGHOUT. AN ABSOLUTE MUST SEE!



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 292 Preston Road, Harrow, Middlesex, HA3 0QA | 0208 9048822
harrow@hunters.com | www.hunters.com

VAT Reg. No 832 4281 43 | Registered No: 04848072 England and Wales | Registered Office: 248 Church Lane London NW9 8SL
A Hunters Franchise owned and operated under licence by Preston Road Properties Limited



STORM PORCH TO ENTRANCE HALL

Entered via double doors with dual aspect, tiled floor, stairs to 1st floor landing, wall mounted temperature control unit, underfloor heating and doors to...

RECEPTION ROOM 1

3.96m (13' 0") x 3.35m (11' 0")

Front aspect walk in curved bay, tiled flooring, radiator, downlights and tv point.

DOWNSTAIRS SHOWER ROOM

Fully tiled, underfloor heating, shower cubicle, wash hand basin set in unit with cupboards under, low level wc, wall mounted mirror, extractor fan.

MAIN RECEPTION ROOM

6.71m (22' 0") x 5.18m (17' 0")

Rear aspect and french windows to garden at rear. Tiled floor, radiator, array of ceiling mounted overt and concealed mood lighting.

KITCHEN AND DINING ROOM

10.97m (36' 0") x 3.05m (10' 0")

Rear aspect sliding patio doors, concealed mood lighting over space for dining table and chairs, space for upright fridge freezer, Comprehensive fitted kitchen with extensive range of eye and base level granite topped units incorporating drawers, further enhanced by both a gas and separate ceramic hob plus extractor hood. There is also an inset sink unit and plumbing for an automatic dishwasher and washing machine. Topped off with granite backsplashes and additional under unit mood lighting this is a superb kitchen.

STAIRS TO 1ST FLOOR LANDING

Wooden stairs with foot level lighting to landing with laminate flooring and doors to...

BEDROOM 1

3.66m (12' 0") x 3.35m (11' 0")

Rear aspect, laminate flooring, radiator and door to...

ENSUITE BATHROOM

Rear aspect, fully tiled, shower cubicle, wash hand basin set in unit with cupboards under, mirrored medicine cabinet, low level wc, heated towel rail.

FAMILY BATHROOM

Dual side aspect, fully tiled, double volume shower cubicle, wash hand basin set in unit with cupboards under, heated towel rail, low level wc, underfloor heating.

BEDROOM 2

2.74m (9' 0") x 2.13m (7' 0")

Front aspect, laminate flooring and radiator.

BEDROOM 3

3.66m (12' 0") x 2.74m (9' 0")

Rear aspect, fitted wardrobes, amtico flooring, cupboards and radiator.

BEDROOM 4

3.35m (11' 0")x 2.74m (9' 0")

Front aspect, laminate flooring, radiator, fitted wardrobes.

BEDROOM 5

2.13m (7' 0")x 1.83m (6' 0")

Front aspect, laminate flooring, radiator.

STAIRS TO 2ND FLOOR LANDING

Wooden stairs, skylight and door to...

BEDROOM 6

3.96m (13' 0")x 3.96m (13' 0")

Rear aspect window and front aspect velux, laminate flooring, under eaves storage, door to...

ENSUITE BATHROOM

Rear aspect, fully tiled, wash hand basin set in unit with drawers under, wall mounted mirror and medicine cabinet, extractor fan, low level wc, underfloor heating, shower cubicle.

REAR GARDEN

24.38m (80' 0")approx

With raised tiled covered full width verandah overlooking lawned area with tiled pathways and garden shed.

FRONT GARDEN

Brick paved driveway providing off street parking for a number of vehicles.

ROOM**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0208 9048822

OPENING HOURS:

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 16:00

Sunday: Closed

THINKING OF SELLING?

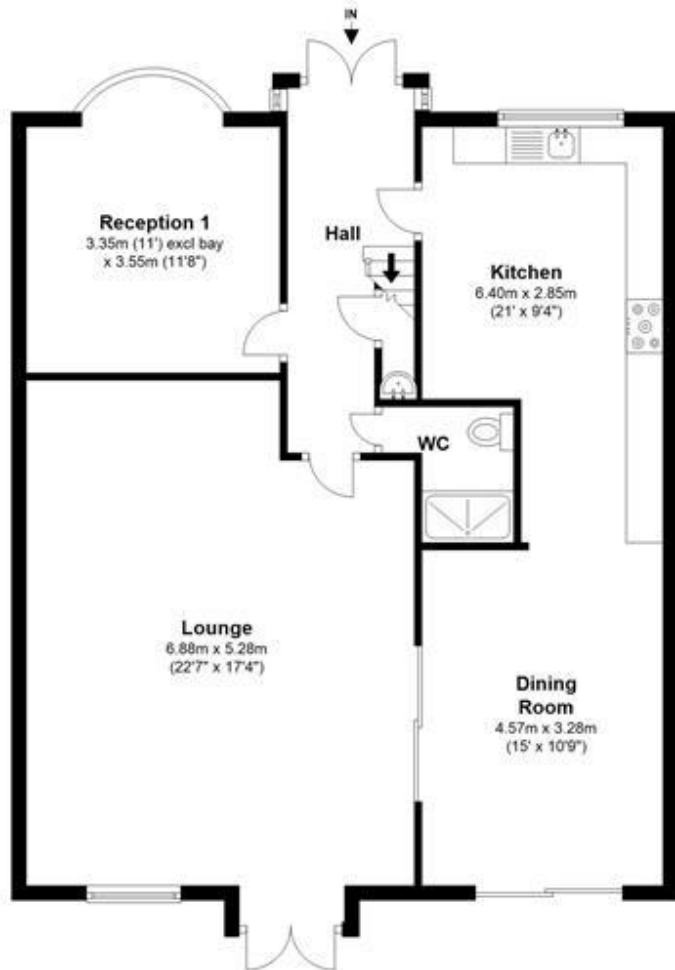
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

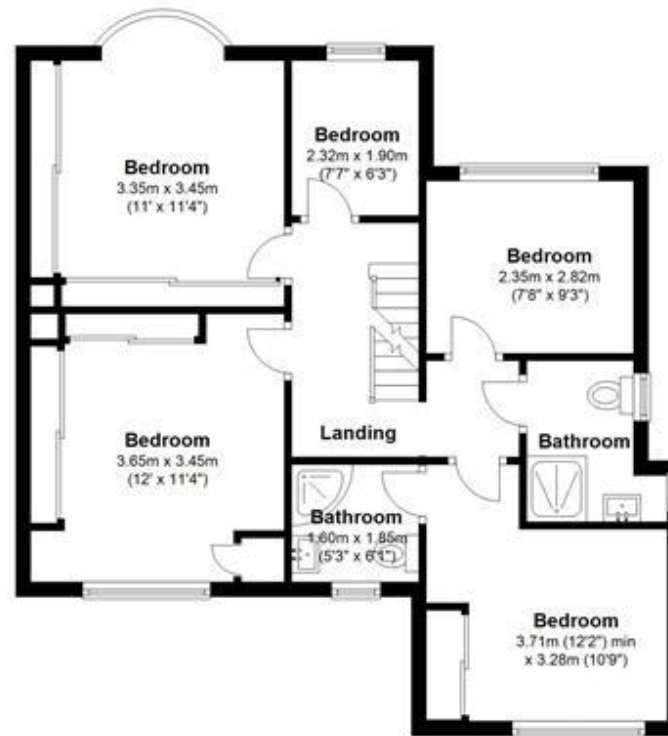
Ground Floor

Approx. 89.1 sq. metres (959.3 sq. feet)



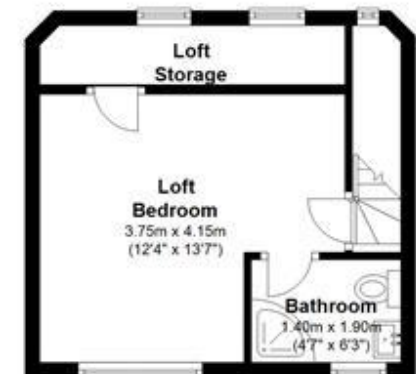
First Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



Second Floor

Approx. 22.1 sq. metres (238.0 sq. feet)



Total area: approx. 172.6 sq. metres (1858.1 sq. feet)

23 Wentworth Hill, Wembley, HA9 9SF









