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**ROBERTSON
PHILLIPS**
Estate Agents



Georgian Court, Wembley

Guide Price £650,000



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Attractive well maintained extended Three Bedroom semi detached family home located within easy reach of local shops, schools and stations at Wembley Park and Stonebridge Park. Offering ample scope to extend, subject to planning permission.

The property comprises through lounge leading to fitted open plan kitchen/dining room, cloakroom, three bedrooms and bathroom. Features include double glazing, garden and parking via own drive with garage.



Entrance Hall

Cloakroom

Low level wc and wash hand basin.

Lounge 8.17m (26'10") x 3.84m (12'7")

Double glazed bay window to front, open plan to:

Kitchen/Dining Room 5.44m (17'10") x 3.90m (12'10") max

Double glazed window and double doors to garden. Fitted wall and base units with inset sink, electric hob with extractor and built in oven. Integral fridge and twin skylights.



Landing

Double glazed window to side.

Bedroom One 4.62m (15'2") x 3.73m (12'3")

Double glazed bay window to rear and range of fitted wardrobes.

Bedroom Two 4.15m (13'7") x 3.52m (11'6")

Double glazed window to front.

Bedroom Three 2.71m (8'11") x 2.04m

(6'8")

Double glazed corner window.

Bathroom

Obscure window to rear. Bath, shower enclosure, wall mounted wash hand basin, low level wc and fully tiled walls.

Garden

Mainly laid to lawn with paved patio.

Garage

Detached garage with parking via brick paved drive.

Council Tax Band: D

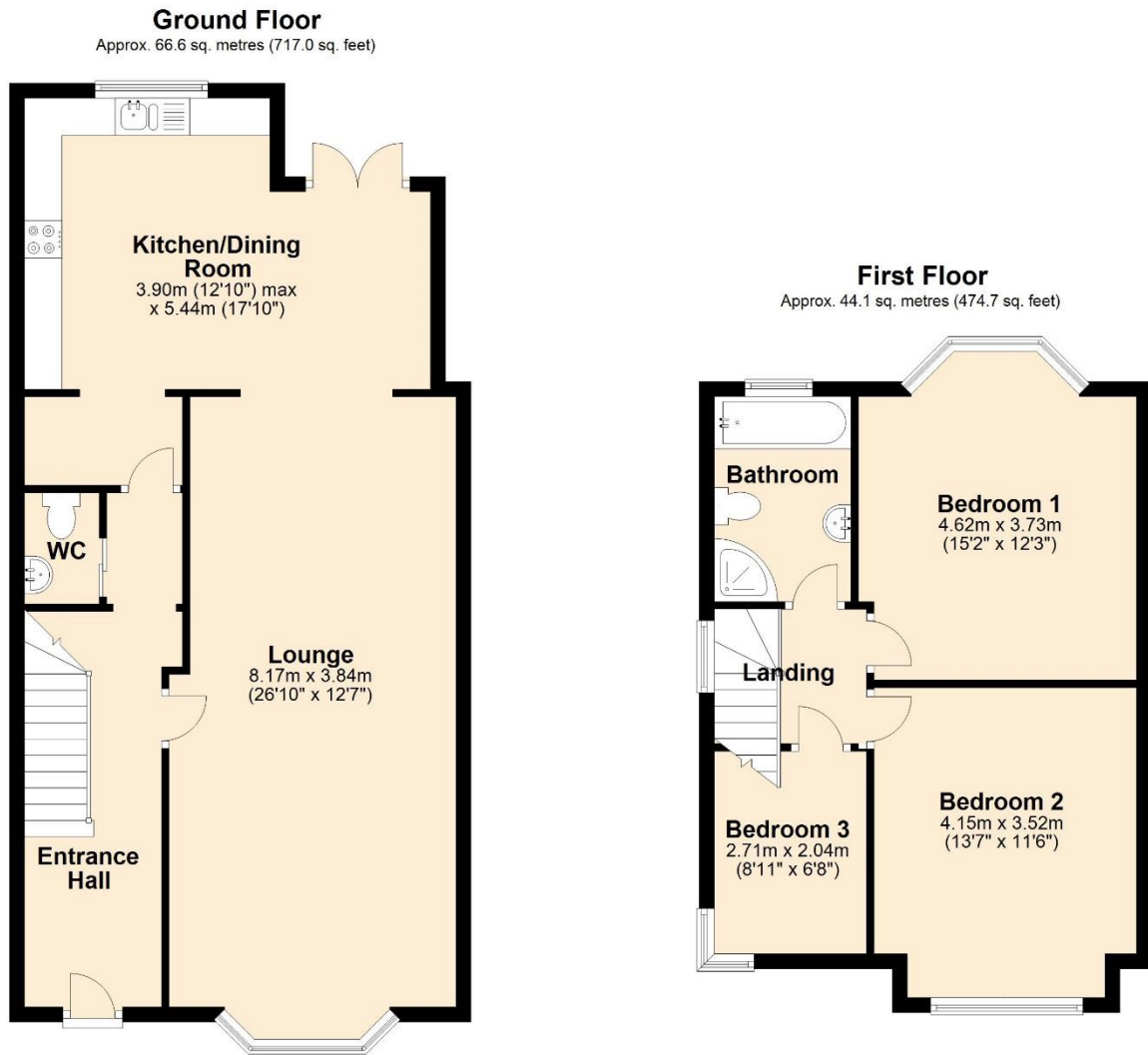
EPC Rating: D

Tenure: Freehold

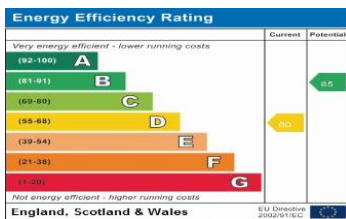


KEY FEATURES:

- Three Bedrooms
- 26' Through Lounge
- Fitted Kitchen/diner
- cloakroom
- Bathroom with bath & shower
- Double glazing
- Secluded Garden
- Garage via own drive



Total area: approx. 110.7 sq. metres (1191.7 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.