

The Fairway

Wembley • • HA0 3TH
Guide Price: £725,000



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This unique, characteristic three bedroom semi-detached house is positioned on The Fairway, a quiet residential street ideally located in North Wembley. Built in the 1930's, the front facade retains its traditional makeup whilst the interior offers endless opportunity to further enhance (STPP). Internal accommodation extends to nearly 1300 square foot with entry gained via front garden which has been carefully paved leading to a useful front porch. To the front aspect, a 14ft reception room awaits. With the additional benefit of a feature fireplace and a large window allowing for a mass of a natural light, this makes for the perfect space to entertain. Heading towards the rear is an impressive, 17ft kitchen and large, separate dining room. Cleverly designed, the fitted kitchen benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances with superb views of the rear garden. Completing the ground floor is a utility with W.C. Stairs rise to the first floor, where a landing offers access to three spacious bedrooms (two of which offer the additional benefit of fitted wardrobes) and a family bathroom.. Take advantage of this rare opportunity to acquire one of a striking collection of houses, located in a highly sought after residential road in a superb location.

Semi-detached House

Three bedrooms

One bathroom

Characteristic house

14ft Lounge

Garden Studio

Garage

Off street parking

Modernised

1427sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

The Fairway is situated in a sought-after, family friendly location just moments from Windermere Avenue which benefits from an array of highly regarded restaurants, shops, cafes and bars. The Overground and Bakerloo line can be accessed via South Kenton station, offering swift and regular connections to Baker Street and the City. There are a number of highly regarded schools in the area including Byron Court and East Lane Primary School and North Brent School. For the motorist, the A40/M25 is a short drive away providing access to London and the Home Counties.

Description

Opening up into the property you'll find the porch just in front for storage along with then the main entrance into the property. The ground floor consists of a large lounge room along with a dining room with views of the back garden. There is also an entrance to the kitchen and the garage too. To add to that there is also a large workshop space to enjoy the WFH benefits. Heading up the stairs and onto the first floor you'll then come across the two large double bedrooms along with a smaller room and a spacious family bathroom.

Outside

To the front of the property is a driveway for off street parking as well as a small lawn area. To the rear is a garden that is mostly laid to lawn but there is a decking area at the very front and at the very back of the garden is where the outer house sits.



Schools:

Byron Court Primary School (0.21 miles)
Wembley High Technology College (0.33 miles)
North Brent School (0.39 miles)



Train:

South Kenton Station (Overground) 0.2 miles
South Kenton Station (Bakerloo) 0.2 miles
North Wembley Station 0.7 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

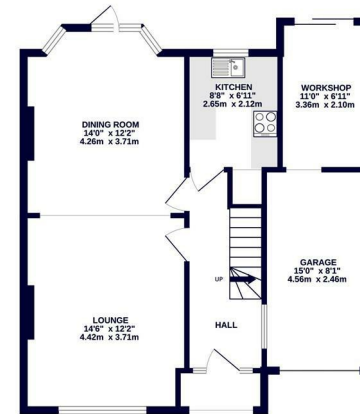
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
250 sq.ft. (23.3 sq.m.) approx.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.