



## 93 Carlton Avenue East, Wembley, HA9 8LZ

**\*AN ATTRACTIVE FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH A GARAGE VIA YOUR OWN DRIVE\***  
 We are delighted to have been favoured with instructions to bring to the market this superb family home conveniently located for both Preston Road Metropolitan line & Wembley Park Metropolitan & Jubilee line tube stations.

The property would benefit from a programme of refurbishment and offers the perfect opportunity for a discerning buyer wishing to improve, fully extend and add significant value to their next home.

Internally you will find welcoming entrance hall, a guest W/C, two large reception rooms, a fitted kitchen, four first floor bedrooms and a family bathroom.

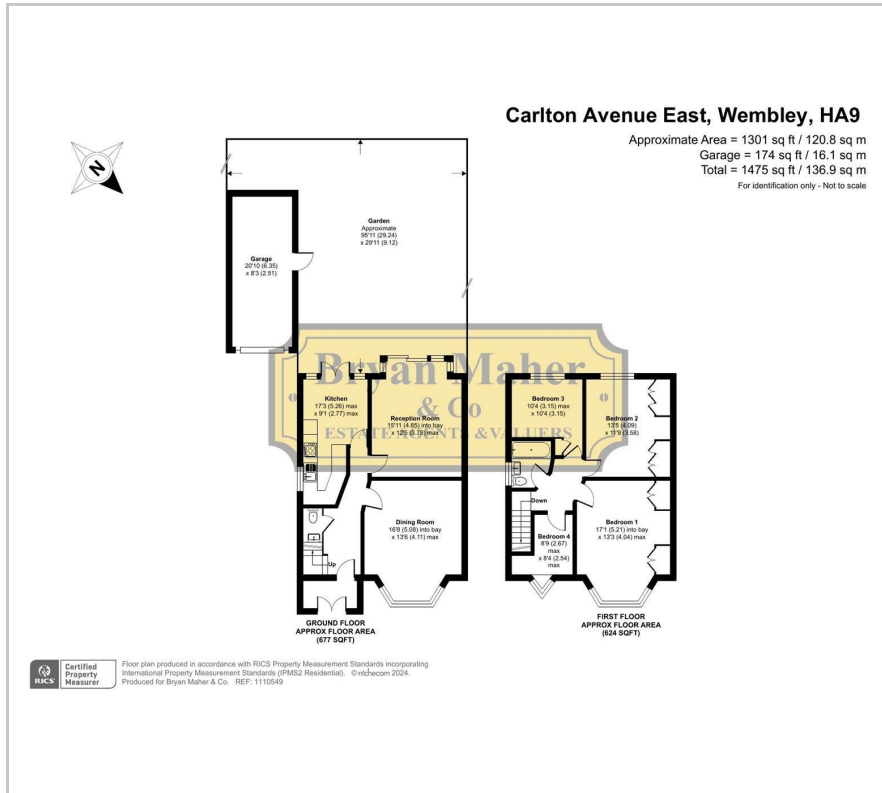
Externally you will benefit from off street parking leading to the garage and a sizeable 95ft garden to the rear.

We genuinely anticipate huge demand for this property so an early viewing is strongly advised to avoid disappointment.

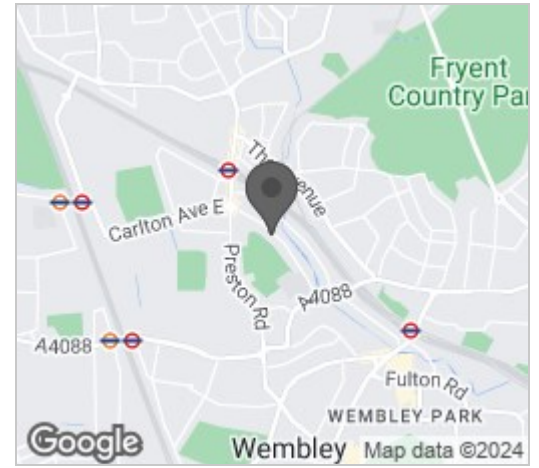
- FOUR BEDROOM PROPERTY
- SEMI DETACHED
- GARAGE VIA YOUR OWN DRIVE
- HUGE EXTENSION POTENTIAL STPP
- LARGER STYLE WITH SPACIOUS ROOM SIZES
- FRONT & REAR RECEPTION ROOMS
- REQUIRES MODERNISATION
- LARGE REAR GARDEN
- WALKING DISTANCE TO THE METROPOLITAN LINE
- CHAIN FREE SALE

**£725,000**

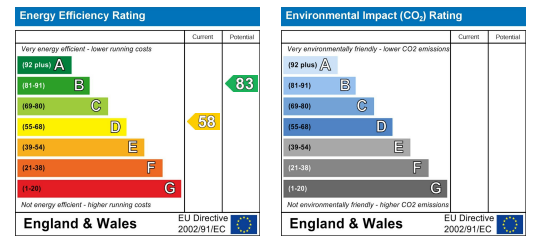
# Floor Plan



# Area Map



# Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.