



## 45 Chalfont Avenue, Wembley, HA9 6NJ

\*A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING A FULL WIDTH REAR EXTENSION\* We are delighted to have been favoured with instructions to bring to the market this superb three bedroom property which is being sold with no onward chain.

The property briefly comprises of a welcoming entrance hall, a guest cloakroom, a front reception room, a large extended open plan through lounge, a fitted kitchen leading to an extended dining area, three first floor bedrooms, a shower room and a separate W/C.

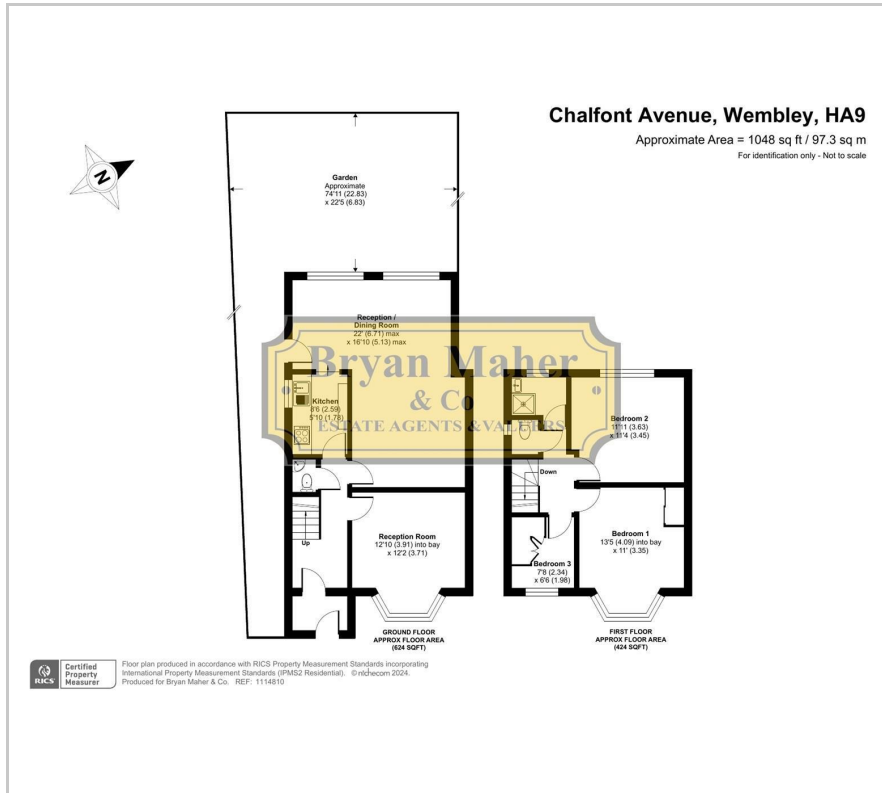
The front of the property offers a pleasant garden with parking to the side and there is a wonderful garden to the rear.

This really is a lovely family home located close to highly regarded schools so an early viewing is strongly advised to avoid disappointment.

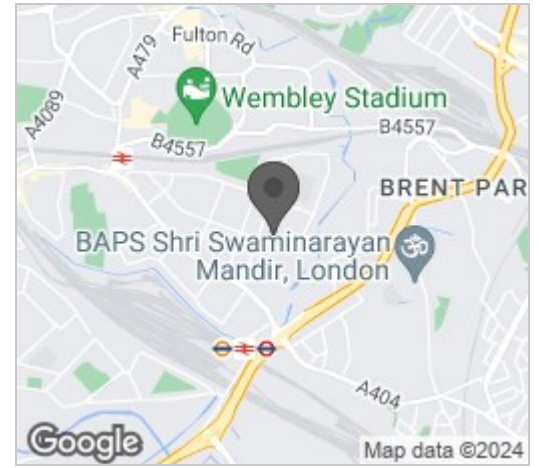
- LOVELY THREE BEDROOM SEMI DETACHED PROPERTY
- EXTENDED TO THE REAR
- SPACIOUS ACCOMMODATION THROUGHOUT
- FRONT & REAR RECEPTION ROOMS
- FITTED KITCHEN WITH DINING AREA
- TWO SEPARATE W/C's
- OFF STREET PARKING
- LARGE REAR GARDEN
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CHAIN FREE SALE

**£550,000**

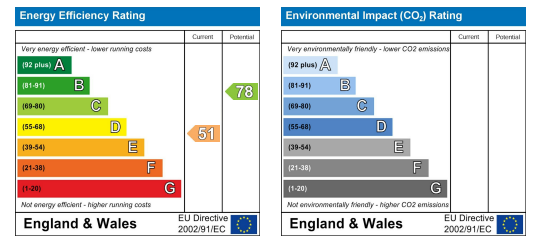
# Floor Plan



# 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.