



## 160 Tokyngton Avenue, Wembley, HA9 6HL

\*A THREE BEDROOM, TWO BATHROOM PROPERTY LOCATED CLOSE TO WEMBLEY CENTRAL\*  
 We are delighted to bring to the market this three bedroom property which is being sold with no onward chain. The property would benefit from a programme of internal refurbishment and provides the perfect opportunity for a buyer hoping to put their own stamp on their next home.

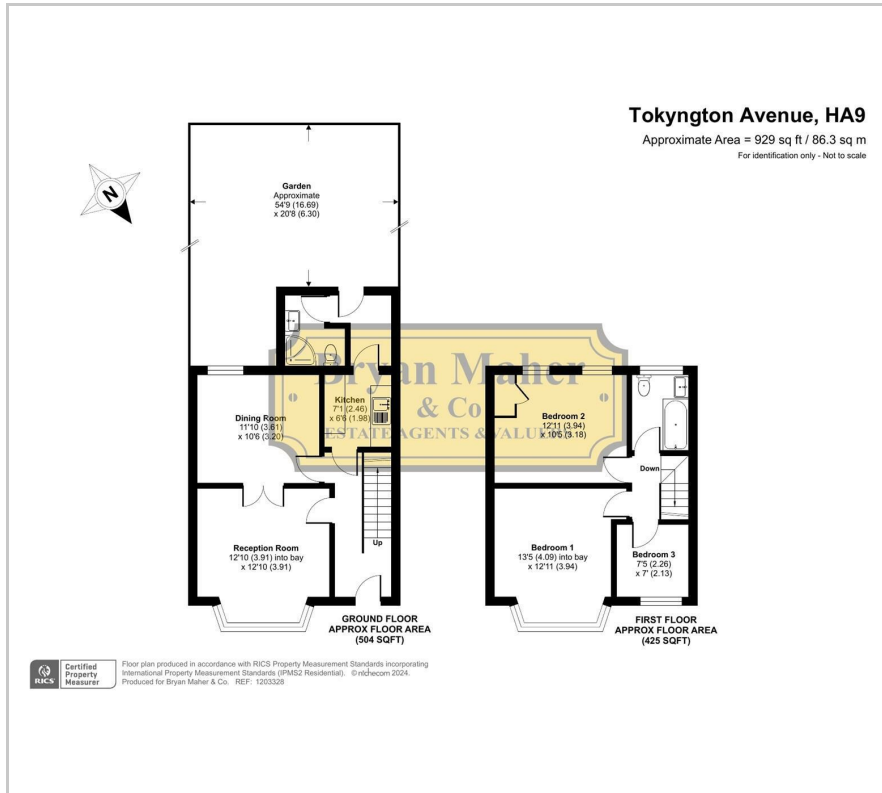
The property briefly comprises of a fitted kitchen with a small addition to the rear, two reception rooms, a downstairs shower room, three first floor bedrooms and a family bathroom. There is a good size garden to the rear and potential to create off street parking to the front.

Wembley is in the midst of a major regeneration programme at present, attracting investors & families from far & wide. The property is conveniently positioned within a short distance to excellent local Schools, convenient tube & train stations and the new London Designer Outlet, offering an array of popular shops & restaurants. Major road networks close by include the A406, the A40, the M1 & the A1.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REQUIRES INTERNAL MODERNISATION
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GLAZING
- LARGE REAR GARDEN
- CLOSE TO WEMBLEY CENTRAL AMENITIES
- CHAIN FREE SALE

**£499,950**

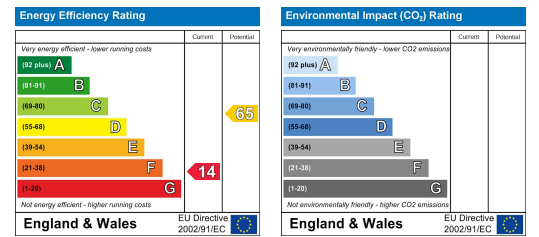
# Floor Plan



# 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.