



  
**Andrew Pearce**  
PINNER

PRIORY CRESCENT, WEMBLEY, HA0 2QQ

£950,000



**Andrew Pearce are delighted to offer for sale this stunning four bedroom, two bathroom, semi-detached house in a highly desirable location.**

Accommodation comprises:

**Ground floor:**

The porch opens into a very large entrance hall, leading into all downstairs rooms and staircase up. A front aspect reception/dining room featuring real wood laminate flooring provides access to the left side of the property, where we have a long galley kitchen with ample countertop space, a study/office, garage storage and a bright and airy conservatory. The second reception room enjoys a rear aspect with sliding glass doors leading out on to the patio and looking down the garden.

**First floor:**

Large master bedroom with fitted wardrobes and ensuite with shower. Two more double bedrooms, one of which enjoys the benefit of French doors opening out onto the front-facing balcony. Lastly, a spotless three-piece family bathroom with bidet.

**Second floor:** A fourth double bedroom with inbuilt storage and access out on to the roof terrace. The spectacular views from up here encompass all of Wembley and the London skyline features in the distance. A wonderful place to enjoy a fine evening as the sun goes down.

Outside, the beautiful garden has been lovingly maintained to the highest standard. Featuring a small lawned area and mature shrubs and flowers. At the end of the circa 120ft garden lies an outbuilding/studio and patio area to host and entertain on a summer's day. To the front is a gated and paved drive with enough space for two cars.

Priory Crescent is a quiet cul-de-sac free from any noise and traffic. It is well placed, being a 10+ minute walk from Sudbury Hill Station, Piccadilly and Chiltern lines providing easy access into and out of London.

**Council Tax Band E - £2488.51pa**

APPROXIMATE FLOOR AREA = 1818 SQ FT / 168.9 SQ M  
OUTHOUSE = 131 SQ FT / 12.2 SQ M  
TOTAL = 1949 SQ FT / 181.1 SQ M



