



166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Wells House Road, London, NW10 6ED

Asking Price £650,000 Freehold



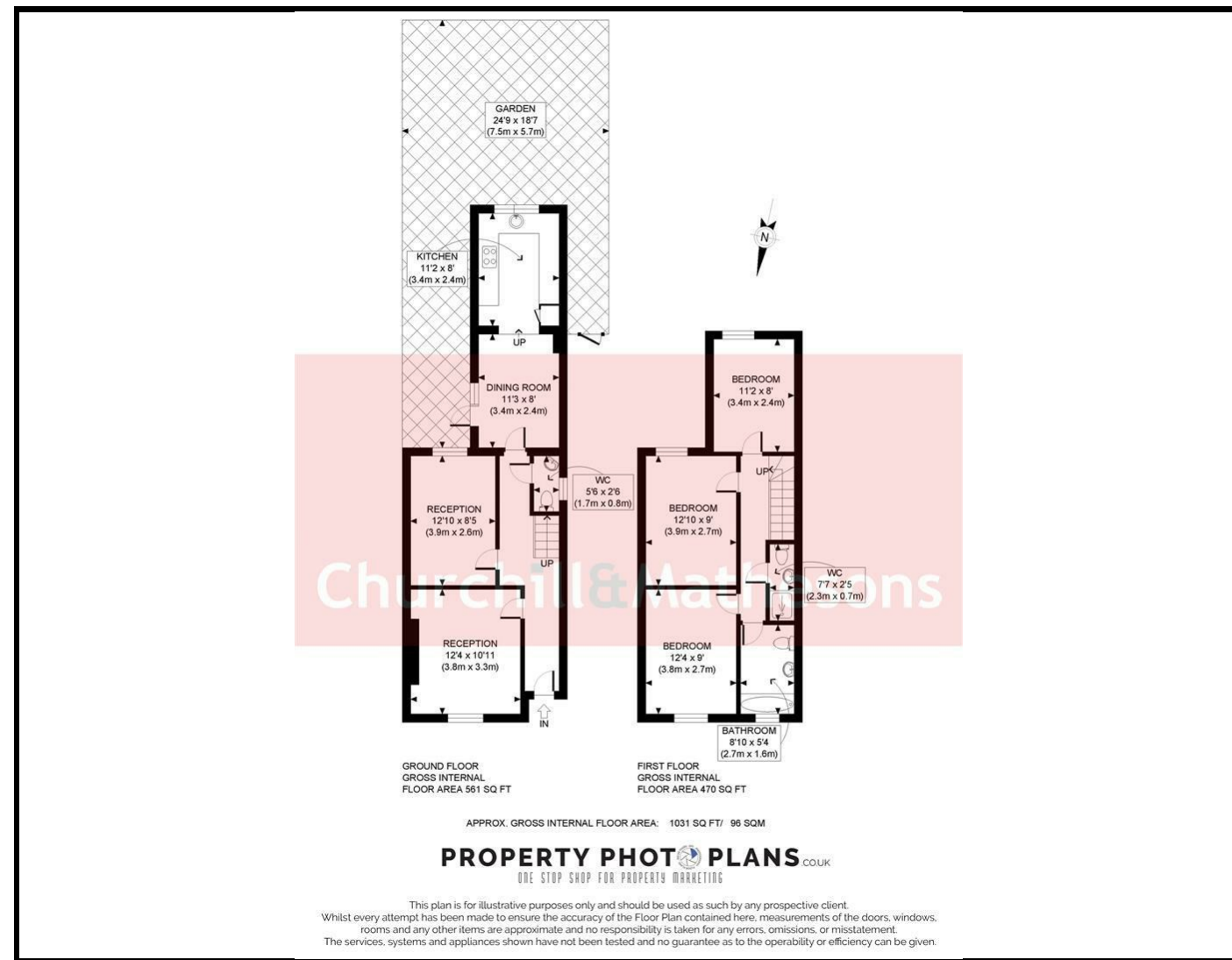
KEY FEATURES:

- SEMI-DETACHED
- FREEHOLD
- GREAT LOCATION
- ORIGINAL FEATURES
- HIGH CEILINGS
- SOUTH FACING GARDEN
- OPTION TO EXTEND UP AND OUT

THE ONE YOU HAVE BEEN WAITING FOR

Churchill & Mathesons is proud to present this well-presented family home with high ceilings, moulded original cornices and original feature fireplace in the living room. This north entry south facing SEMI-DETACHED home with side access to a good size rear garden boasts 2 x living rooms, a downstairs WC and a dining room 'open plan' to the well-appointed kitchen with loads of cupboards. Upstairs you will find 3 Bedrooms a family bathroom and a separate shower room. This light and sunny home will sell fast.

Over the road from HS2 Old Oak Station, close to Willesden Junction, East Acton Station and east access to A40.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.