



**Connells**

Derek Avenue  
Wembley



### Property Description

Connells are pleased to offer to the market this extended four bedroom semi detached house in Wembley.

The property comprises of two reception rooms, fully fitted kitchen, conservatory, two bathrooms, garage and driveway providing off street parking for two cars and a rear garden.

Located within a quiet residential part of Wembley just minutes walking distance from all the local amenities of the high road offering a local selection of shops, restaurants, supermarket and good transport links, Stonebridge Park station servicing the Bakerloo & overground with a direct line into Central London as well as various bus routes on the Harrow Road.

This would make an ideal family home.

Viewings are highly recommended.

### Toilet

### Porch

### Entrance Hall

### Living Room

12' 3" x 11' 5" ( 3.73m x 3.48m )

### Dining Room

12' 3" x 12' 5" ( 3.73m x 3.78m )

### Conservatory

9' x 8' 1" ( 2.74m x 2.46m )

### Kitchen

9' 4" x 8' 4" ( 2.84m x 2.54m )

### Bedroom Four

9' 1" x 15' ( 2.77m x 4.57m )

### Shower Room

### Garage

### Landing

### Bedroom One

11' 3" x 12' 7" ( 3.43m x 3.84m )

### Bedroom Two

11' 3" x 12' ( 3.43m x 3.66m )

### Bedroom Three

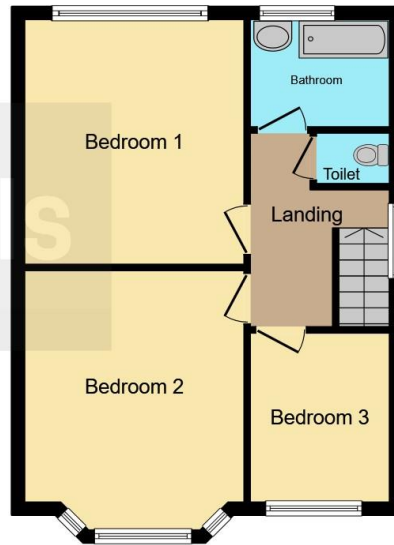
7' 2" x 8' 8" ( 2.18m x 2.64m )

### Bathroom





**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW310653](http://connells.co.uk/Property/HRW310653)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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