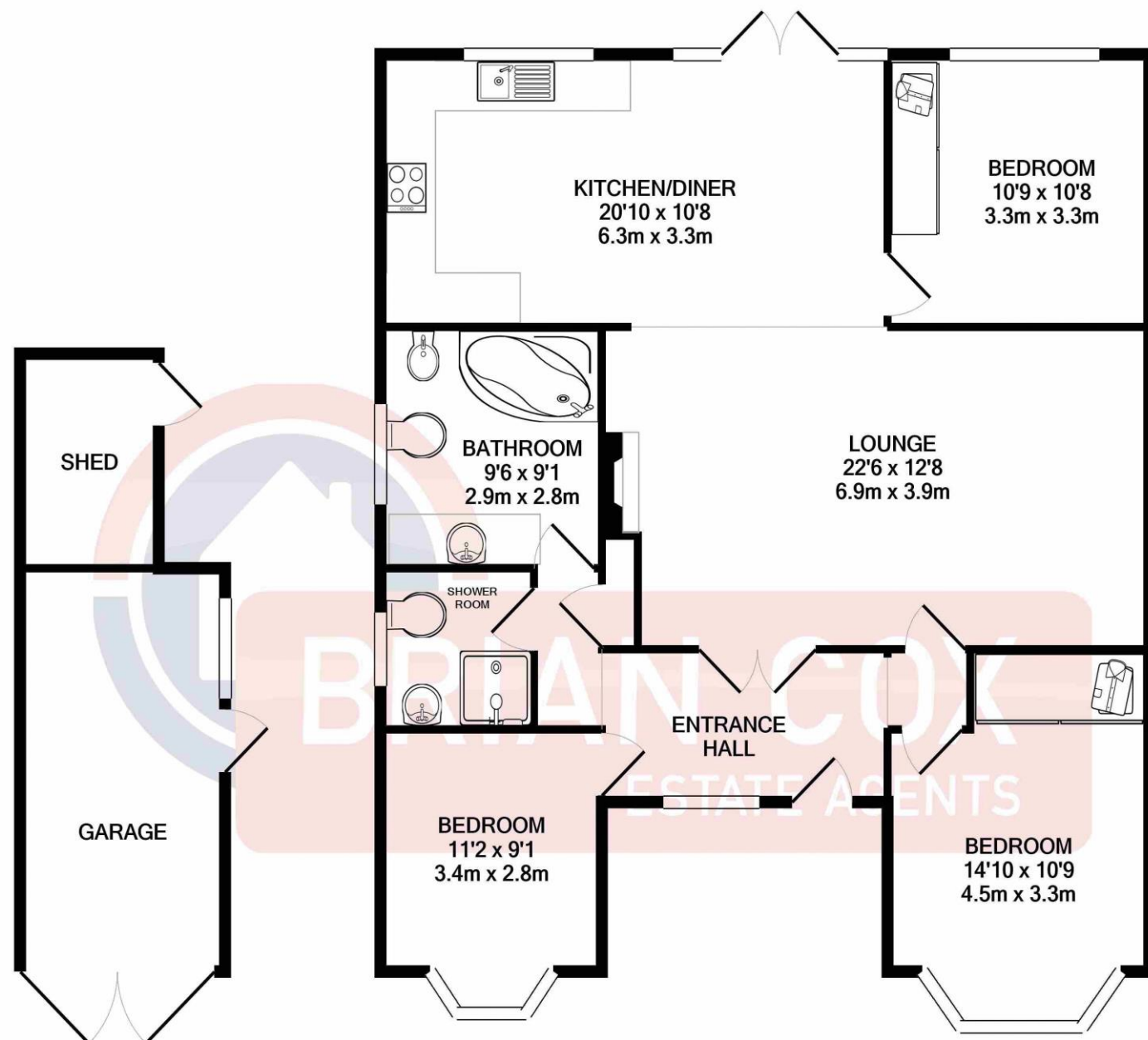


## the floorplan...



TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## more details from...

**call:** Brian Cox Sudbury: 0208 422 1007

**email:** [daniel.jed@brian-cox.co.uk](mailto:daniel.jed@brian-cox.co.uk)

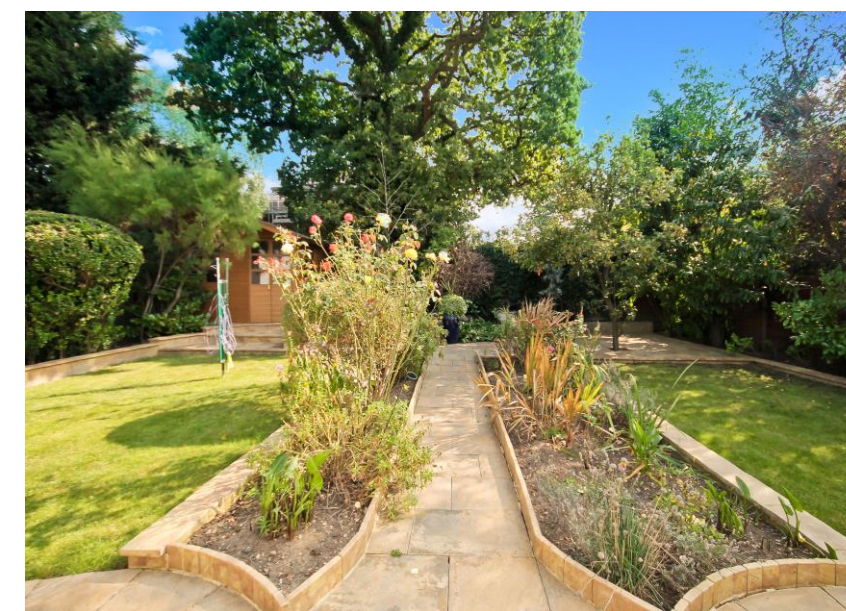
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 422 1007  
[brian-cox.co.uk](http://brian-cox.co.uk)



DETACHED - THREE BEDROOM BUNGALOW - EXTENDED - GARAGE - POTENTIAL TO EXTEND (STPP). Brian Cox and Company are delighted to bring to the market this beautifully presented three bedroom detached bungalow located within the ever popular Barn Hill Estate. The property has been improved and extended by the existing owner and briefly consists of a bright Kitchen/Diner, an open lounge with feature fireplace, three bedrooms and two bathrooms. Further benefits include off street parking, a good sized rear garden, a detached garage and is offered without any onward chain. Viewings are highly recommended to appreciate all this family home has to offer, so call now to arrange your chance to view!!



Offers Over £925,000

Freehold

Barn Hill, Wembley HA9 9LF

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





## in brief...

- Three Bedroom
- Detached Bungalow
- Open Plan Living Area
- Immaculately Presented
- Garage Own Drive
- No Chain
- Barn Hill Estate



## the location...

### nearest stations ...

Wembley Park (0.4 miles)  
Preston Road (0.9 miles)  
Wembley Stadium (1.1 miles)

Barn Hill Estate is a green and pleasant place in Wembley, part of the Borough of Brent, in Middlesex, England. The hill is 86 metres (282 feet) at its highest point, tall by London standards as much of the conurbation is flat.

To the west lies Harrow-on-the-Hill, in the east is the nearby Welsh Harp Reservoir with its yachts and wild fowl, and to the north can be seen the green belt where Greater London gives way to the Hertfordshire countryside.

Below the estate is Wembley Park Station, which also serves Wembley Stadium, further to the south. The Stadium is London's premier venue for international soccer and world famous concerts.

There are many local schools nearby some of these include Ark Academy, Chalkhill Primary School, Preston Manor, Lycée International de Londres Winston Churchill School, Michaela Community School and Woodfield School.