



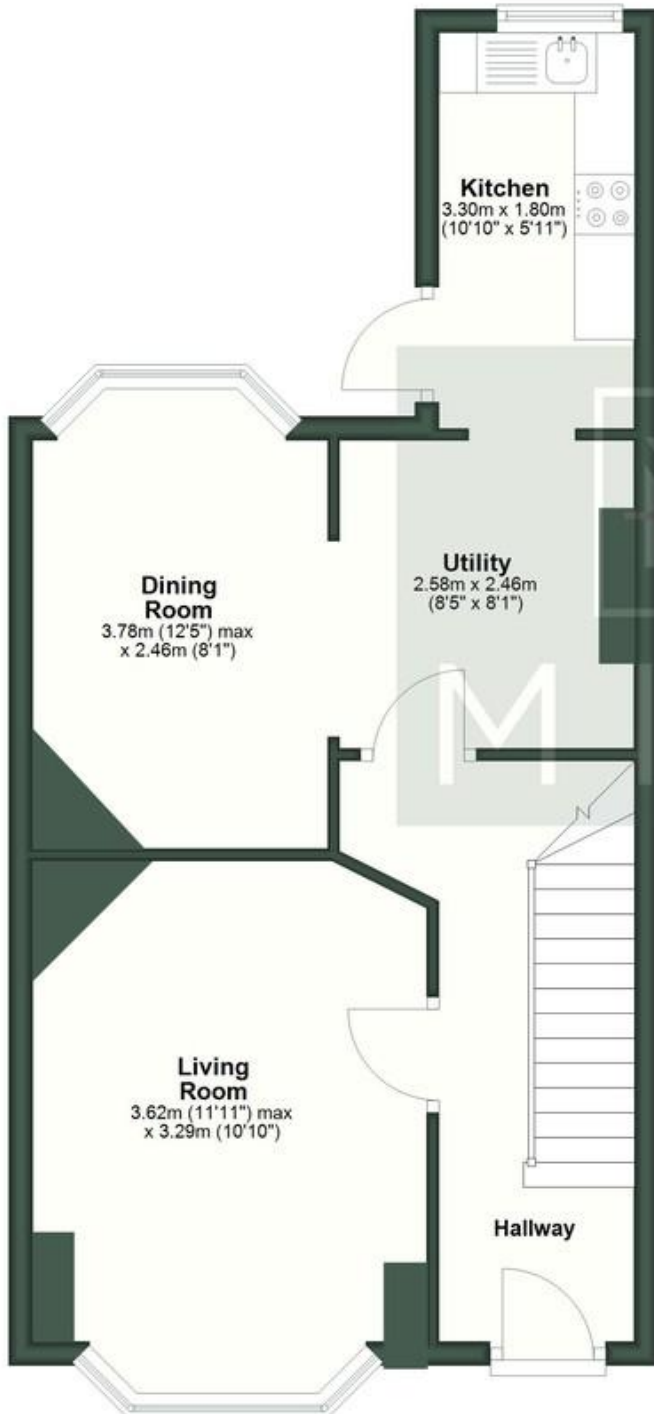
Mostyn Avenue, Wembley Freehold

Mile... are delighted to offer this well-presented and generously proportioned family home situated on the ever-popular Mostyn Avenue, offering comfortable living space and excellent access to local amenities and transport links. The property features bright and spacious accommodation throughout, including a welcoming reception room, a fitted kitchen with ample storage, and well-sized bedrooms designed for modern family living. The home benefits from good natural light, a practical layout, and scope for further enhancement subject to the usual planning consents. Externally, the property enjoys a private garden ideal for relaxing or entertaining, along with convenient access and parking options typical of the area.

- Sought-after residential location
- Spacious and well-laid-out accommodation
- Private garden
- Close to local amenities and transport links
- Potential to add value (STPP)
- Generously sized bedrooms
- Bright and spacious reception room
- Fitted kitchen with ample storage and worktop space
- Must be seen to avoid disappointment
- Epc Rating D

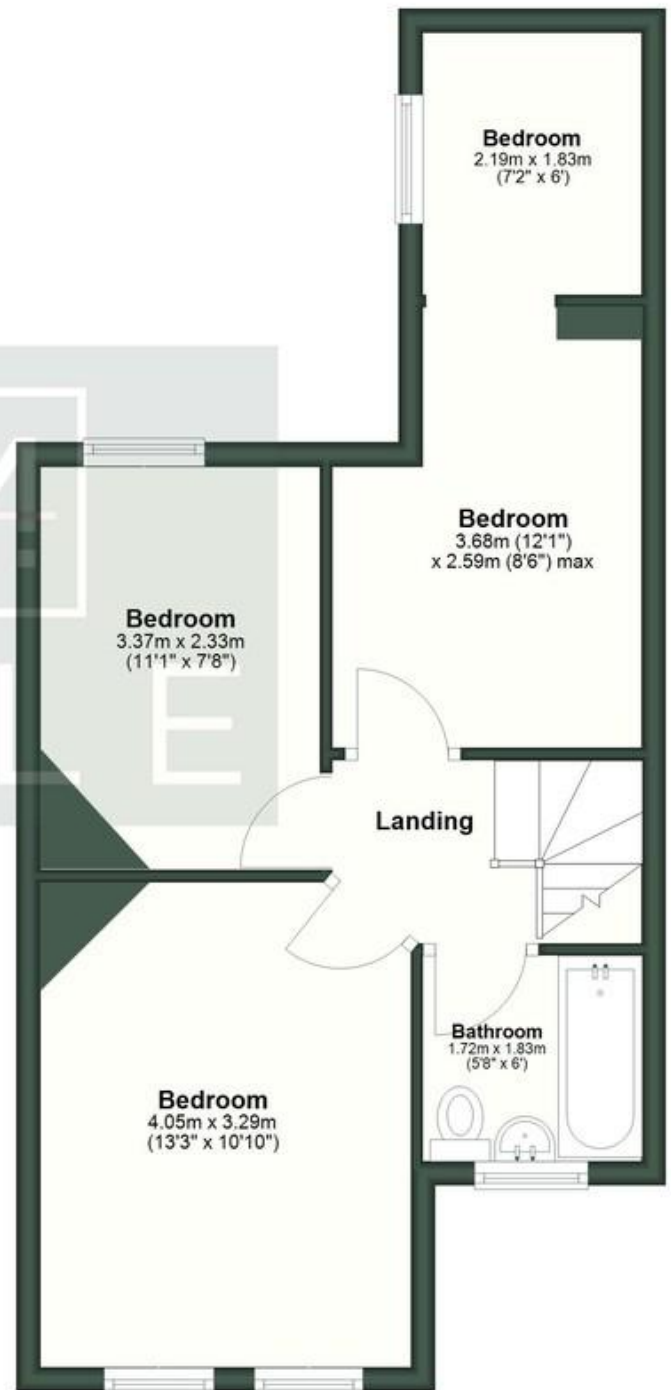
Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



MONEY LAUNDERING REGULATIONS 2003: 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.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.