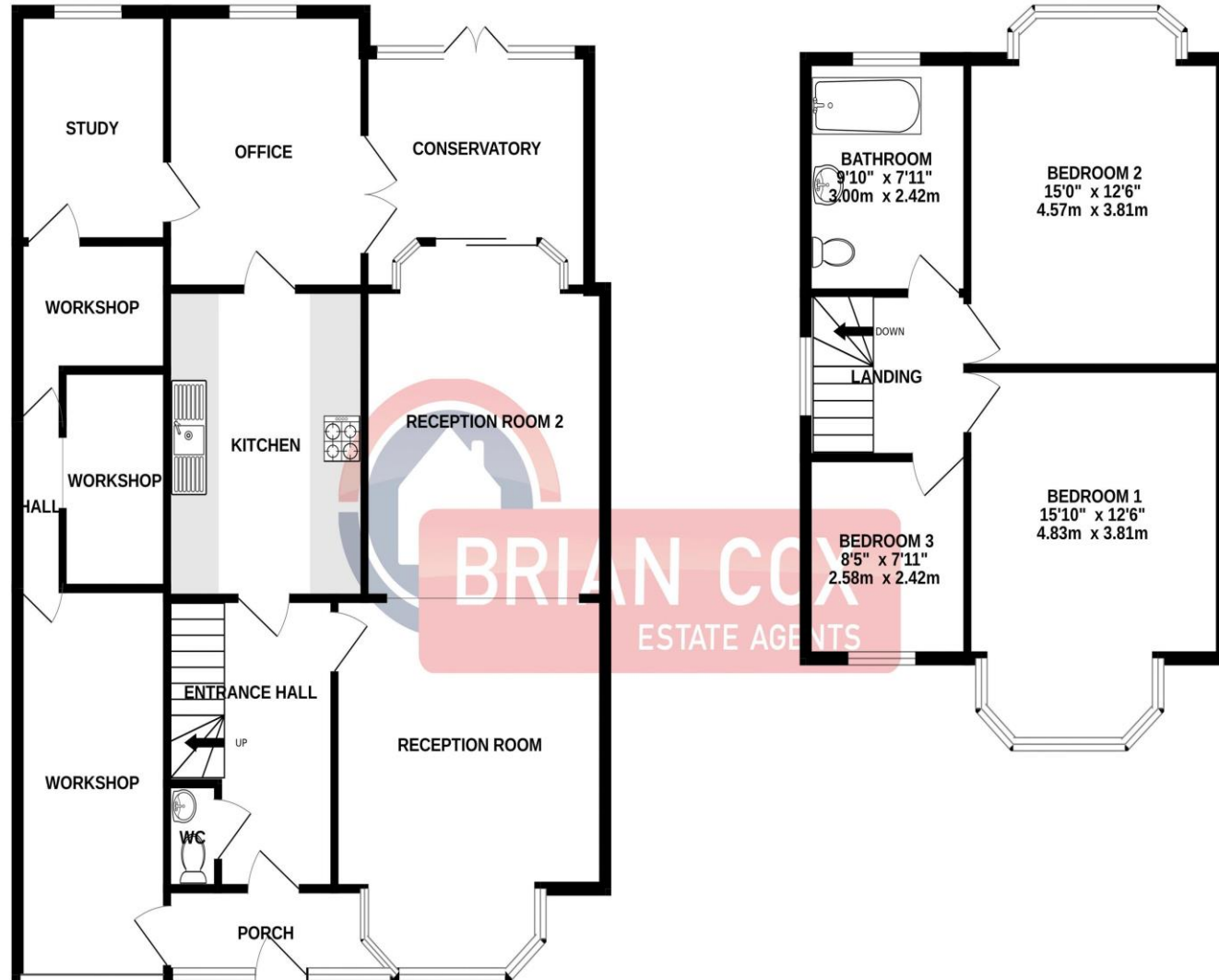


# the floorplan...

GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1688 sq.ft. (156.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

## more details from...

call: **Brian Cox Harrow: 0208 912 0006**  
email: [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox are pleased to present to the market this extended three bedroom semi detached house situated in this sought after residential area. The property provides easy access to local shops and transport links. The property has been extended to the side and rear and comprises briefly of a through lounge, kitchen, conservatory, office, study, workshop and two storage rooms. The property benefits from double glazing, gas central heating, off street parking and small front garden, rear garden with raised patio with stairs leading to the garden.



OIRO £650,000  
Freehold

West Hill, Wembley HA9 9RR

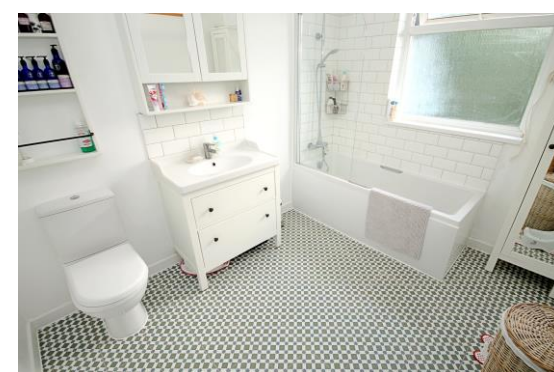
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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
- Semi Detached House
- Off Street Parking
- Front & Rear Gardens
- Double Glazing
- Gas Central Heating



**the location...**

**nearest stations ...**

- Preston Road (0.6 miles)
- Wembley Park (0.8 miles)
- Wembley Stadium (1.5 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.

