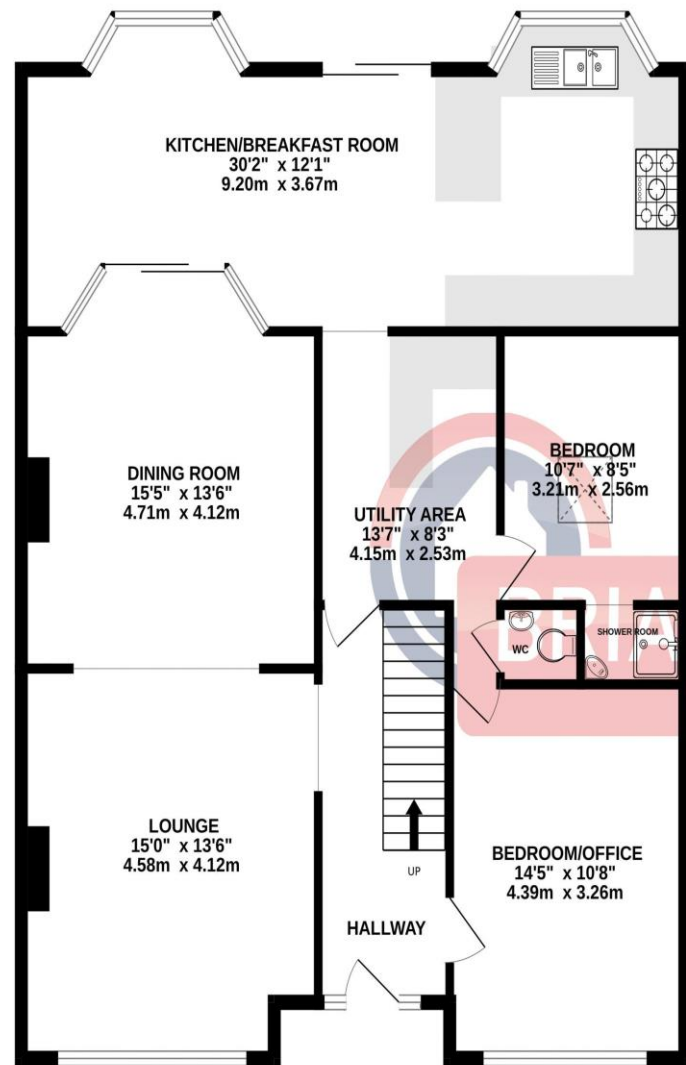
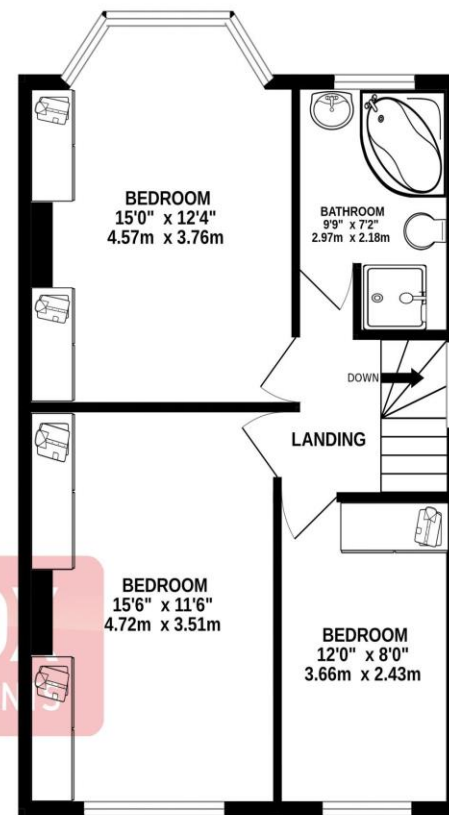


the floorplan...

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.7 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.
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more details from...

call: **Brian Cox Harrow: 0208 912 0006**
email: info@brian-cox.co.uk
web: www.brian-cox.co.uk



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.



0208 912 0006
brian-cox.co.uk



Brian Cox and Company are pleased to be appointed sole agents for this rarely available four/five bedroom semi-detached much-loved family home located on the ever popular Paxford Road. The property briefly comprises a large lounge area, a dining area, a 30ft kitchen/breakfast room, a bedroom with en-suite shower room, a separate w/c and an additional study/bedroom downstairs. To the first floor there are three good sized bedrooms and a four-piece family bathroom making this a substantial home not to be missed. For leisure and recreation, residents can take advantage of the nearby Northwick Park open space and golf club, both within a short stroll from the property. Transport links are in abundance as well with being walking distance for both South Kenton (Bakerloo & Overground) & Northwick Park (Metropolitan) train stations which provide a frequent and reliable train service to central London and the M1/A40 being a short drive away. So call now to arrange your chance to view and avoid disappointment!!



Offers in Excess of
£850,000

Paxford Road, Wembley
HA0 3RJ



in brief...

- Four/Five Bedroom
- Extended Semi-Detached Family Home
- Sudbury Court Estate
- Off Street Parking
- Potential for Further Extension (stpp)
- Popular Residential Location



the location...

nearest stations ...

South Kenton (0.3 miles)
North Wembley (0.5 miles)

Wembley is an area of North West London, England, and part of the London Borough of Brent. It is home to the Wembley Arena and Wembley Stadium.

Wembley Arena is served by Wembley Park Station on the London Underground via Olympic Way, Wembley Stadium on the Chiltern Railways line from London Marylebone to Birmingham Snow Hill, and Wembley Central (walking via the White Horse Bridge). The 92 bus route stops directly outside.

Education options abound, with the property falling within the catchment area of esteemed state institutions including Byron Court Primary, East Lane Primary, St. Gregory Primary Catholic, Wembley High Technology, and North Brent, as well as prestigious private schools like Orley Farm, Harrow School, John Lyon, and Harmony Primary.

There is also a modern Designer Outlet with all major high street branded shops, restaurants and a cinema.