



3 Bed Terrace House

Monks Park, Wembley, HA9 6JP



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RB Gates are please to present this three bedroom investment property in Wembley with close proximity to local schools and amenities comprising of a kitchen/diner, reception room, two double bedrooms, one single bedroom and family bathroom. There is also potential for extension both to the rear and as an attic conversion to add a further 2 bedrooms (subject to planning permission). There is room to park 2 cars in the front and again further parking area for 3 cars to the rear.

| 3 Bedroom | Gas Central Heating | Investment Property
| Close to Wembley Stadium | Potential to extend to the rear (subject to planning permission) | Parking for 4/5 cars to the front and rear | Beautifully Kept Long Garden |

Reception Room

3.221m x 3.334m

Kitchen/Diner

3.218m x 5.328m

Bedroom One (double)

2.376m x 3.249m

Bedroom Two (double)

3.356m x 3.040m

Bedroom Three (single)

1.882m x 2.431m

Family Bathroom



Parking

Front: Off-street parking for 2 cars

Rear: Garage to the rear of the garden with access via service road with parking area for further 3 cars.

Garden



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. General: While we endeavor 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.

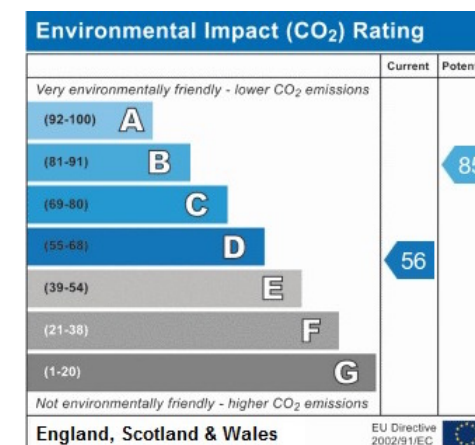
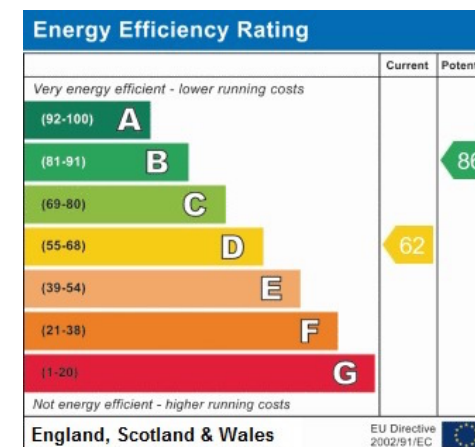
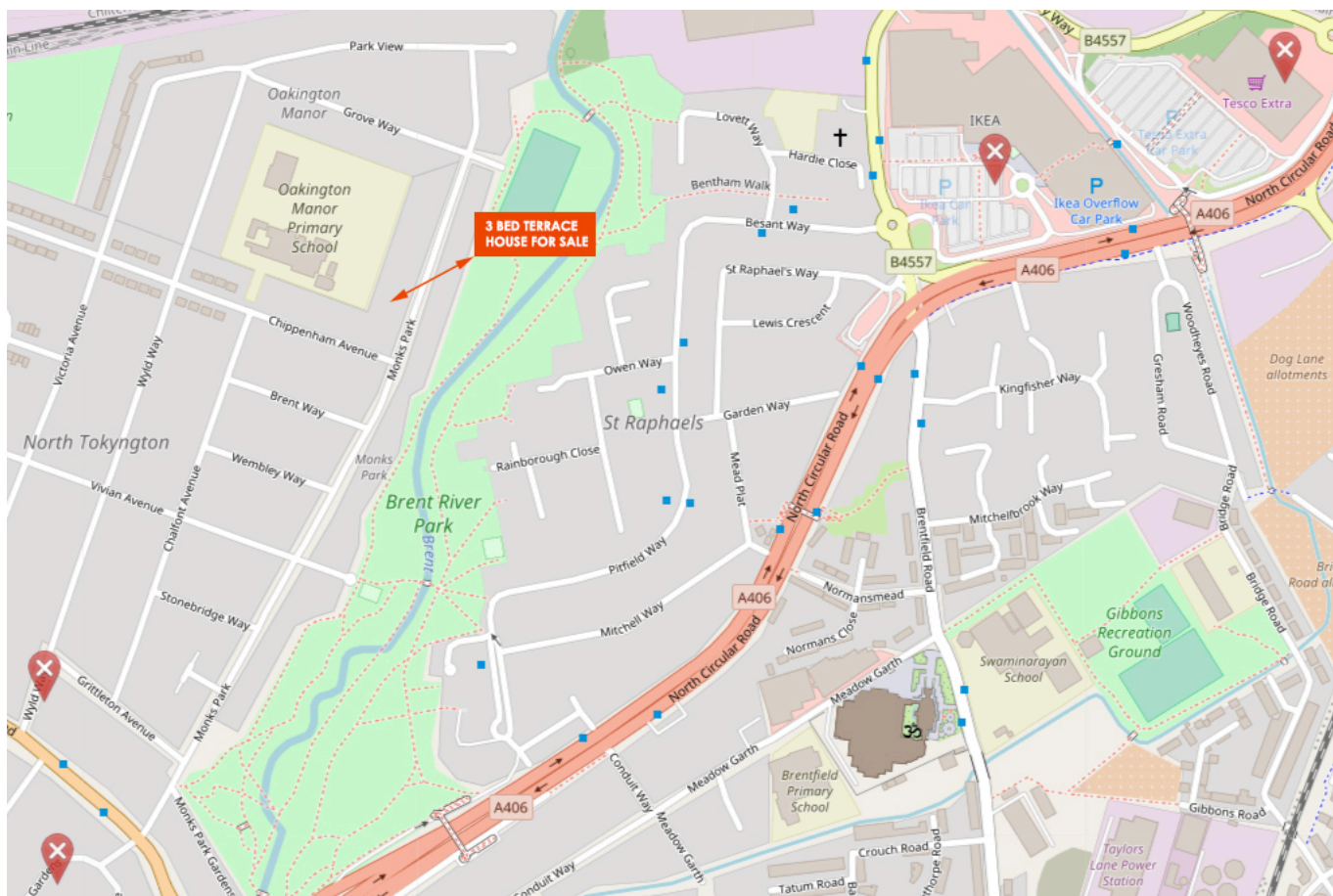
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. 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 finalizing their offer to purchase.

5. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

6. Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact RB Gates to arrange a mutually convenient appointment on 0116 254 6519





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All rooms have been measured with electronic laser and are approximate measurements only. To comply with the Property Misdescriptions Act 1991, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. RB Gates for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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