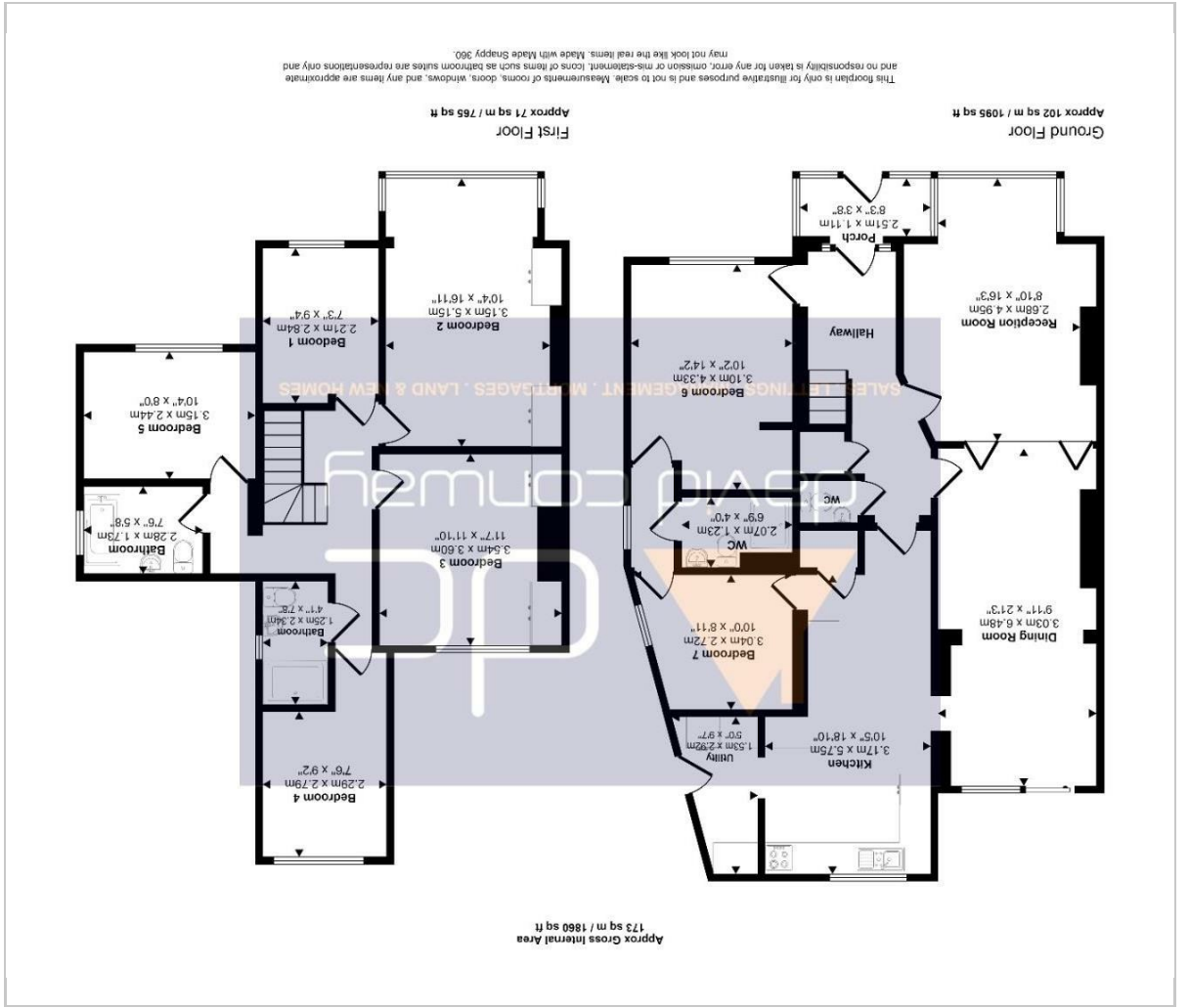


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

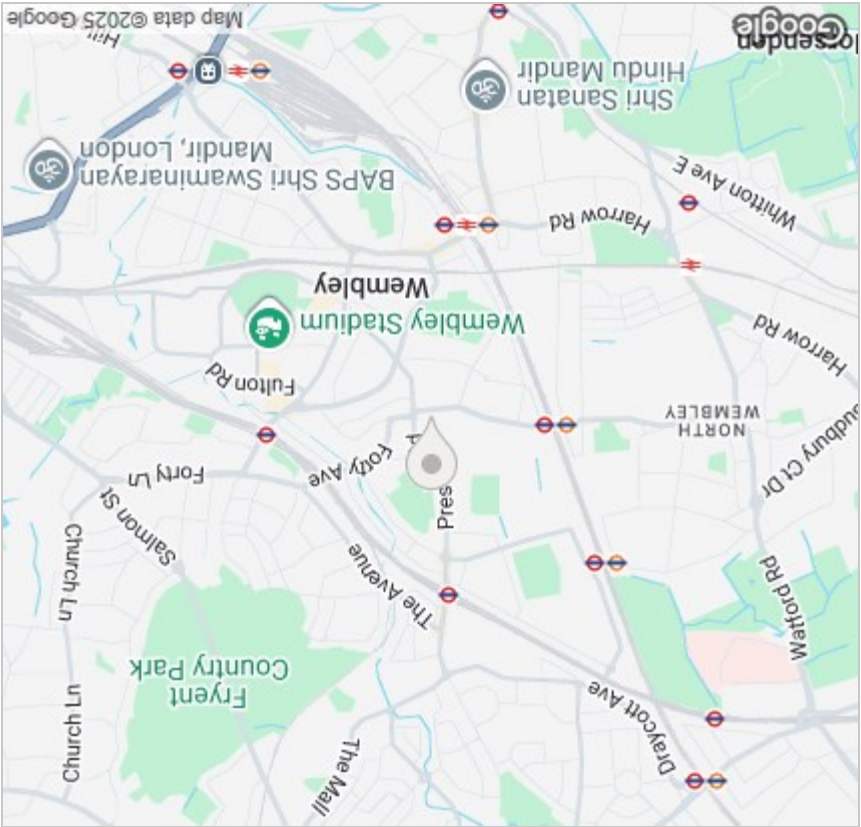


Floor Plan

Energy Efficiency Rating	Current	Potential
A (82-91)	84	72
B (69-81)		
C (55-68)		
D (39-54)		
E (29-38)		
F (13-28)		
G (1-12)		

EU Directive 2002/91/EC
England & Wales
Not energy efficient - higher running costs

Energy Efficiency Graph

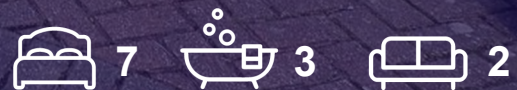


Area Map



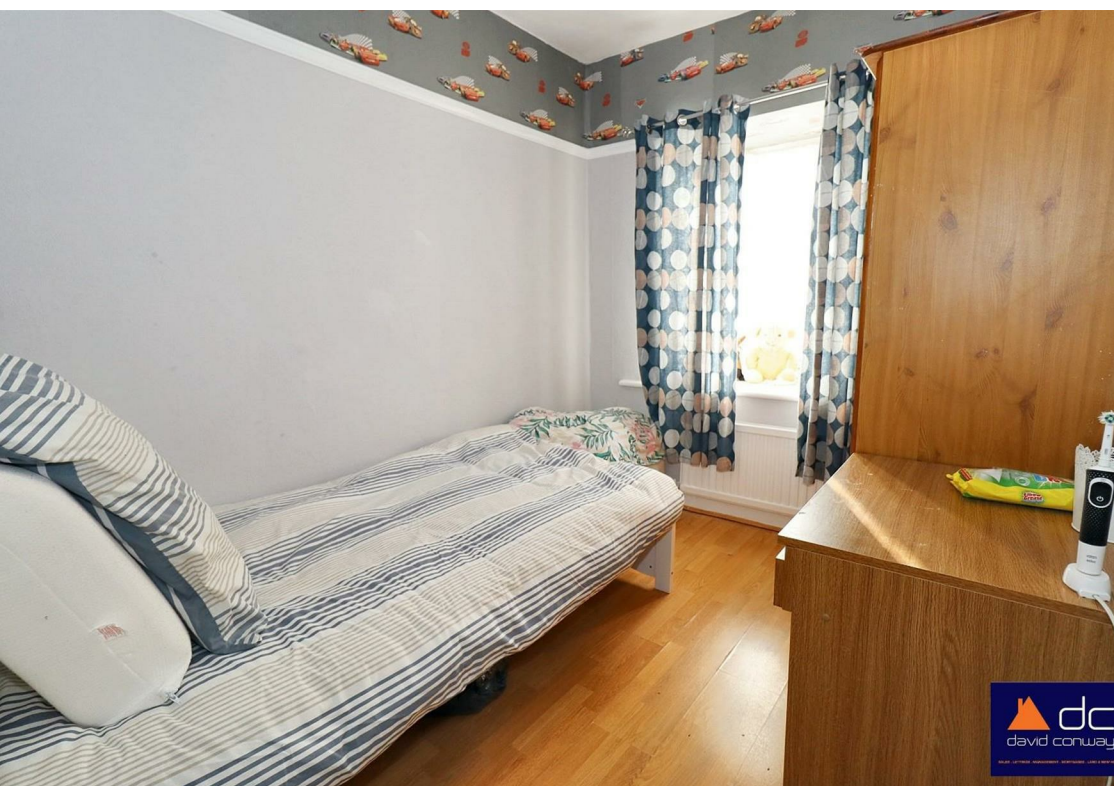
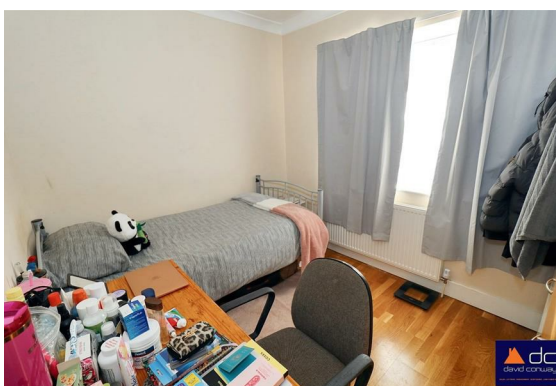
Blenheim Gardens, Wembley, HA9 7NP

Asking Price £820,000



Blenheim Gardens, Wembley, HA9 7NP

Located on the desirable Blenheim Gardens in Wembley, this spacious seven-bedroom semi-detached home offers 1,860 sq ft of versatile living space across two floors, ideal for large or extended families. The ground floor features a bright through-lounge, modern fitted kitchen with breakfast bar, utility room, two bedrooms, and two separate WCs, while the first floor comprises five further well-proportioned bedrooms and two bathrooms. Externally, the property benefits from a private rear garden with patio and lawn, outbuilding, and off-street parking for multiple vehicles. Just 0.7 miles from Wembley Stadium and the London Designer Outlet, and within easy reach of North Wembley and Wembley Park stations, the home is also surrounded by excellent schools, making it a perfect blend of space, comfort, and convenience.



INTERNALLY

This is a seven-bedroom semi-detached home offering an impressive 173 sq. m (1860 sq. ft) of living space, spread across two floors. The ground floor boasts a spacious through lounge, and a well-equipped kitchen that leads to a utility area. The kitchen comprises of matching wall and base units, gas hob with an extractor fan over, built-in oven and a breakfast bar perfect for casual dining or entertaining. Additionally, the ground floor features two bedrooms (Bedroom 6 and Bedroom 7) along with a WC for added convenience. Stairs to the first floor landing with doors leading off into five well-proportioned bedrooms, including a master bedroom, and two bathrooms, ensuring ample space for a large family. The property's thoughtful layout provides both comfort and practicality.

EXTERNALLY

Off street parking for multiple cars. Rear garden with patio area and laid-to lawn area with outbuilding to the rear.

LOCATION

Blenheim Gardens is located 0.7 miles from Wembley stadium and the London Designer Outlet. Transport links include North Wembley Station & Underground Station is 0.6 miles away, Wembley Park Underground Station is 0.8 miles. Local schools include Wembley Primary School 0.1 miles away, Buxlow Preparatory School 0.2 miles away, Ashley College 0.3 miles away, Preston Manor School 0.4 miles away, St Christopher's School 0.5 miles away and Park Lane Primary School 0.7 miles away.

ADDITIONAL INFORMATION

Council Tax Band E - £2607

