

**Kinch Grove, Wembley**

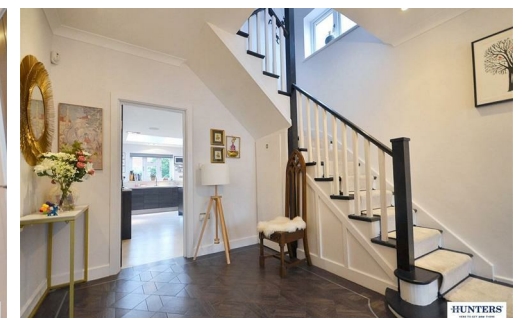
**Offers In The Region Of £995,000**



# Kinch Grove, Wembley

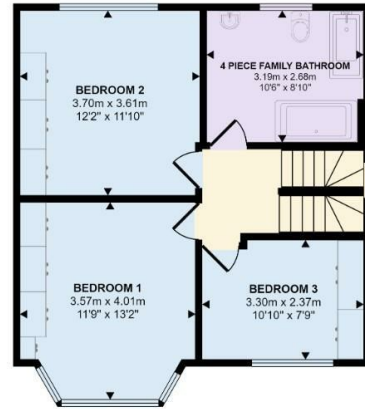
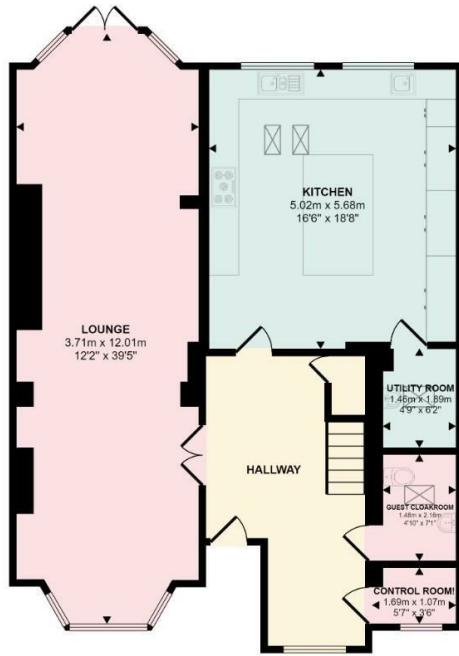
## DESCRIPTION

WELL PRESENTED - A skilfully extended in very good order is this most beautiful 4 bedroom semi detached family home. The property boasts a lovely entrance hallway which has Amtico flooring and leads to a spacious through lounge which benefits from a home cinema fed by a over head projector and a recessed Celexon electric screen and surround sound system with 6 channel KEF speakers. This fabulous room also has a fitted stylish bio ethanol fireplace with surround. The extended designer well planned fitted kitchen boasts ample storage units with handle less doors and drawers. The 30mm quartz worktop add class to this magnificent kitchen. The kitchen has ample natural light with two Velux roof windows. There is a utility room housing laundry machines, mega flow etc. The ground floor also has a guest cloakroom and also a control room with all the tech controls. The first floor boasts 3 good size bedrooms all with fitted wardrobes and a 4 piece family bathroom. The top floor has the spacious 4th bedroom with a further bathroom. All ground floor benefits from underfloor water heating and the upper floors benefits from radiators and electric underfloor heating in the bathrooms. A Sonos sound system provides audio to the kitchen, first floor bedrooms, bathroom, loft and second bathroom. The property his wired for with cat6 and coax for fast internet connection. All bathroom fittings are Duravit, Hansgrohe & Grohe fittings. A security system has also been installed and also has wired fire control alarms. This property simply needs to be seen as in our opinion you will find it hard to find a better property in the condition! Highly desirable cul de sac location close to Preston Road.





Approx Gross Internal Area  
183 sq m / 1965 sq ft



Ground Floor  
Approx 99 sq m / 1063 sq ft

First Floor  
Approx 51 sq m / 551 sq ft

Second Floor  
Approx 33 sq m / 351 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 365.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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