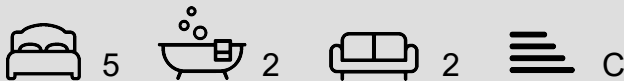




## Elmstead Avenue, Wembley Best Offers Over £700,000

Council Tax: E      Tenure: Freehold



EXTENDED & NOW A 5 BEDROOM HOUSE WITH ANNEXE! A rare opportunity to acquire this unusual semi detached family home. The main property comprises of a through lounge with a added extension to rear proving a further reception rom. (currently used as a bedroom for their mother. The kitchen to has been extended and leads to the rear garden as well as providing access to the garage conversion (annexe). The first floor provides 3 bedroom and a family bathroom. The former garage has been converted with full consent into an annexe. The original plan was that the vendors mother would reside in the annex so has has independence and also that they can look after their mother. However, the mother now lives in the main home and the annexe is let. Our letting and ,management team are of the opinion that the annexe could fetch in the region of £1200 - £1300 pcm (including all bills). The property is in general good order and having fitted wardrobes, gas central heating and double glazed windows. Great location with Wembley Park & Preston Road station within easy reach, Close proximity to good local schools and close to all amenities. PLEASE NOTE THAT THE ANNEXE IS REGISTERED WITH BRENT COUNCIL FOR COUNCIL TAX AND HAS A COUNCIL TAX BAND RATING OF A. The main house is band E. The EPC rating for the main house is C and a C also for the annexe.

- SEMI DETAHCED WITH ANNEXE TO SIDE
- CAN BE 5 USED AS 5 BEDROOMS
- DOUBKLE GLAZED
- OFF STREET PARKING
- ANNEXE COULD BE RENTED FOR APPROX £1200 - £1400 PCM INC OF UTILITES
- THROUGH LOUNGE
- 2 BATHROOMS
- GAS CENTRAL HEATING
- ANNEXE IS REGISTERED FOR SEPARATE COUNCIL ATX WITH BRENT CONUCIL
- GREAT POTENTIAL

