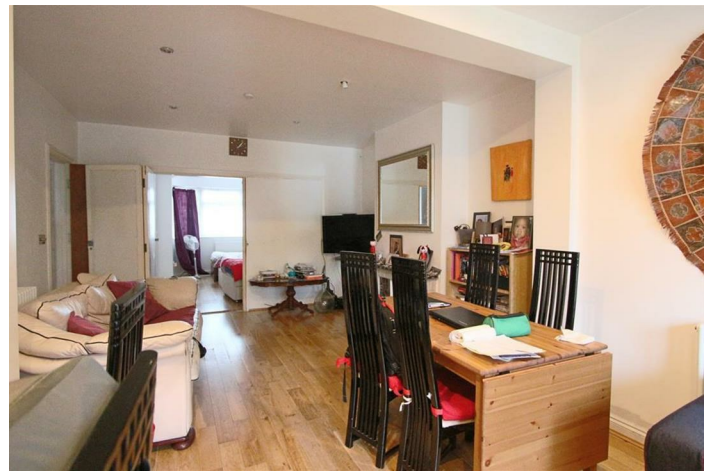


FREEHOLD



House - Detached (EPC Rating: C)

19 UXENDON CRESCENT, WEMBLEY,  
PRESTON ROAD, HA9 9TW

£1,300,000



HAYMILLS  
Expertise Experience Engagement



7



4



2



C

# 7 Bedroom House - Detached located in Wembley

A SUBSTANTIAL 6/7 BEDROOM semi detached family home situated within a short walk of the Preston Road's Station (Metropolitan Line), Shops and Restaurants. Benefits include 4 BATHROOMS, a 21FT KITCHEN DINER, a 22ft RECEPTION ROOM, Utility Room and off street parking for three cars.

## ENTRANCE HALL

Part Glazed hardwood panel front door, wood flooring.

## RECEPTION ONE

22'6" x 12'10"

Rear aspect sliding double glazed patio doors leading to rear garden, wood flooring, inset ceiling spotlights, radiator x 2.

## RECEPTION TWO

13'11" x 12'11"

Currently used as a bedroom, front aspect double glazed window, wood flooring, radiator.

## KITCHEN

22'5" x 8'5"

A range of wall and base level units, worktop surfaces, integrated oven, integral five ring gas hob with extractor hood above, integral microwave, plumbed for dishwasher, tiled flooring, inset ceiling spotlights, radiator, rear aspect double glazed window, rear aspect double glazed door onto garden. door leading to:

## LOBBY

Tiled flooring, door to downstairs bathroom, garden and to:

## GARAGE (CURRENTLY USED AS A UTILITY ROOM)

16'0" x 9'0"

Plumbed for washing machine, wall mounted gas central heating boiler with 'Megaflow' water heater, up and over door

## DOWNSTAIRS BATHROOM

Panelled bath, pedestal wash basin, low level WC, tiled walls, inset ceiling spotlights.

## FIRST FLOOR LANDING

Stairs to second floor landing, doors to:-

## BEDROOM ONE

13'9" x 13'0"

Front aspect double glazed window, radiator, carpeted.

## BEDROOM TWO

12'7" x 11'8"

Rear aspect double glazed window, radiator, carpeted.

## BEDROOM THREE

13'6" x 8'3"

Double bedroom out-looking the rear garden.

## FAMILY BATHROOM

Tiled flooring, tiled walls, panelled bath with tiled surround and shower above, low level WC, front aspect frosted double glazing, radiator, extractor fan.

## BEDROOM FOUR

10'10" x 8'11"

Single bedroom features double glazed windows and radiator.

## BEDROOM FIVE

11'3" x 8'11"

Single bedroom out-looking the rear garden.

## BATHROOM

Panelled bath with shower attachment above, tiled flooring, wash hand basin, low level WC, radiator, side aspect frosted double glazing, extractor fan, tiled walls.

## SECOND FLOOR LANDING

Built in storage cupboard.





#### BEDROOM SIX

16'4" x 8'5"

Carpeted, rear aspect double glazing, radiator, inset ceiling spotlights, eves storage, door leading to En Suite bathroom.

#### EN-SUITE BATHROOM

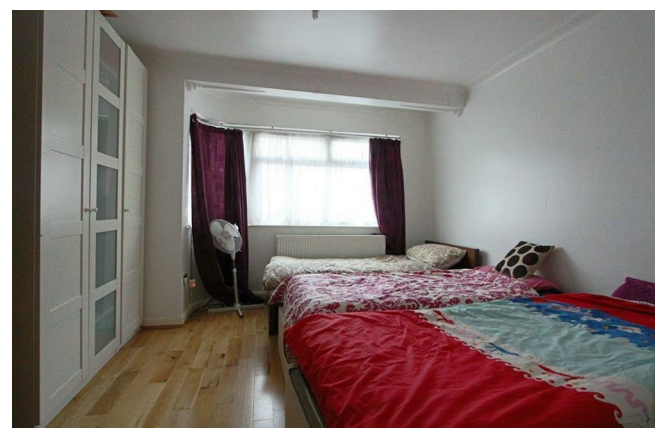
Panelled bath with shower unit above, tiled flooring, low level WC, wash hand basin, tiled walls, front aspect Velux window.

#### GARDEN

Approx 60ft garden with shed to the rear.

#### FRONTAGE

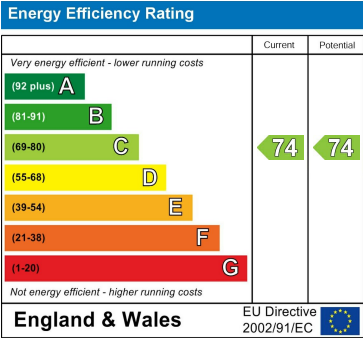
Paved driveway offering Off-street parking for 3 vehicles.



Council Tax Band

E

Energy Performance Graph



Call us on  
**0208 904 8822**  
**info@haymills.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.