



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£785,000
WEMBLEY



- SEMI DETACHED
- APPROX 80FT REAR GARDEN
- FIVE BEDROOM
- OFF-STREET PARKING FOR 3/4 CARS
- DOWNSTAIRS GUEST W/C
- CLOSE PROXIMITY TO PRESTON ROAD TRAIN STATION
- TWO RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS

ALLAN HOWARD & CO, ARE PLEASED TO OFFER FOR SALE THIS EXTENDED AND EXTREMELY SPACIOUS FIVE BEDROOM, SEMI-DETACHED FAMILY HOUSE. SITUATED IN THIS SOUGHT AFTER BARN HILL ESTATE, WITHIN CLOSE PROXIMITY TO PRESTON ROAD, METROPOLITAN LINE TUBE STATION AND ALL LOCAL AMENITIES.

BENEFITS INCLUDE : TWO RECEPTION ROOMS, APPROX. 80FT REAR GARDEN, OFF STREET PARKING FOR THREE TO FOUR CARS, FIVE BEDROOMS, GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS

CALL NOW FOR AN IMMEDIATE APPOINTMENT TO VIEW.

West Hill, Wembley, HA9

FRONT OF PROPERTY

DOOR LEADING TO HALLWAY

HALLWAY

wood floor, under stairs storage cupboard

GUEST W/C

low level W.C, wash hand basin

RECEPTION ROOM

double glazed bay window to front, radiator, inset spot lights, dividing doors leading to reception two

RECEPTION ROOM 2/ DINING AREA

radiator, inset spot lights, double glazed sliding patio doors leading to garden

BEDROOM 5

two radiators, double glazed windows to front, inset spot lights

KITCHEN/BREAKFAST

a range of eye and base level units, with work surfaces over, one and a half bowl drainer with mixer taps, gas hob with over head extractor, space for American style fridge/freezer, inset spot lights, radiator, part tiled walls, double glazed window to rear, door leading to garden

FIRST FLOOR HALL WAY

access to loft space

BEDROOM 1

double glazed bay window to front, radiator, inset spot lights

BEDROOM 2

double glazed window to rear, radiator, inset spot lights

BEDROOM 3

Double glazed window to rear, radiator, inset spot lights

BEDROOM 4

Double glazed window to rear, radiator, inset spot lights

BATHROOM

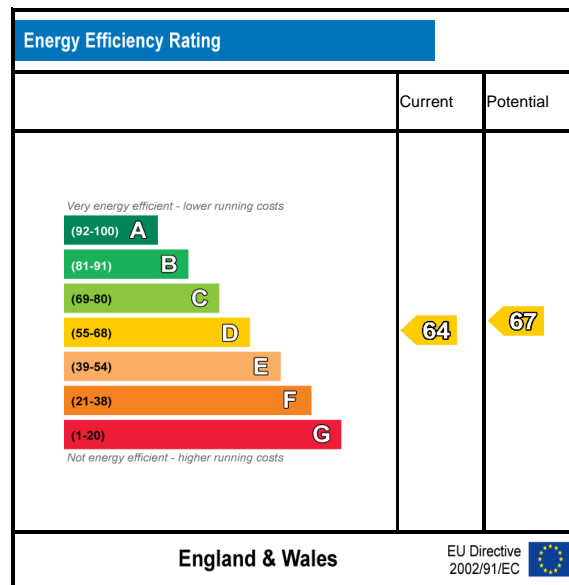
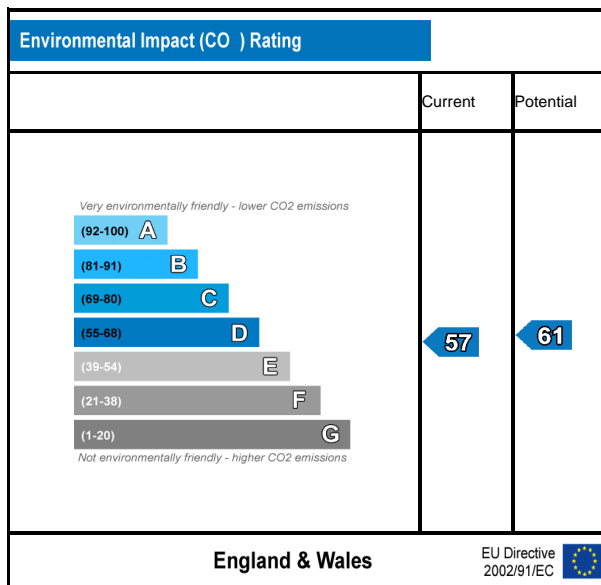
Panelled bath with shower attachments, low level w/c, vanity wash hand unit, heated towel rail, fully tiled walls, double glazed frosted window to front

GARDEN

Decking area, steps leading down to load, garden approx. 80 ft, garden shed

OUTSIDE FRONT

Block paved patio for off street parking for three to four cars





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Environment Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

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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.

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.

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 ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.