

# Colin Dean Residential

in partnership with Dexters



## Waverley Avenue, HA9

£3,300 pcm

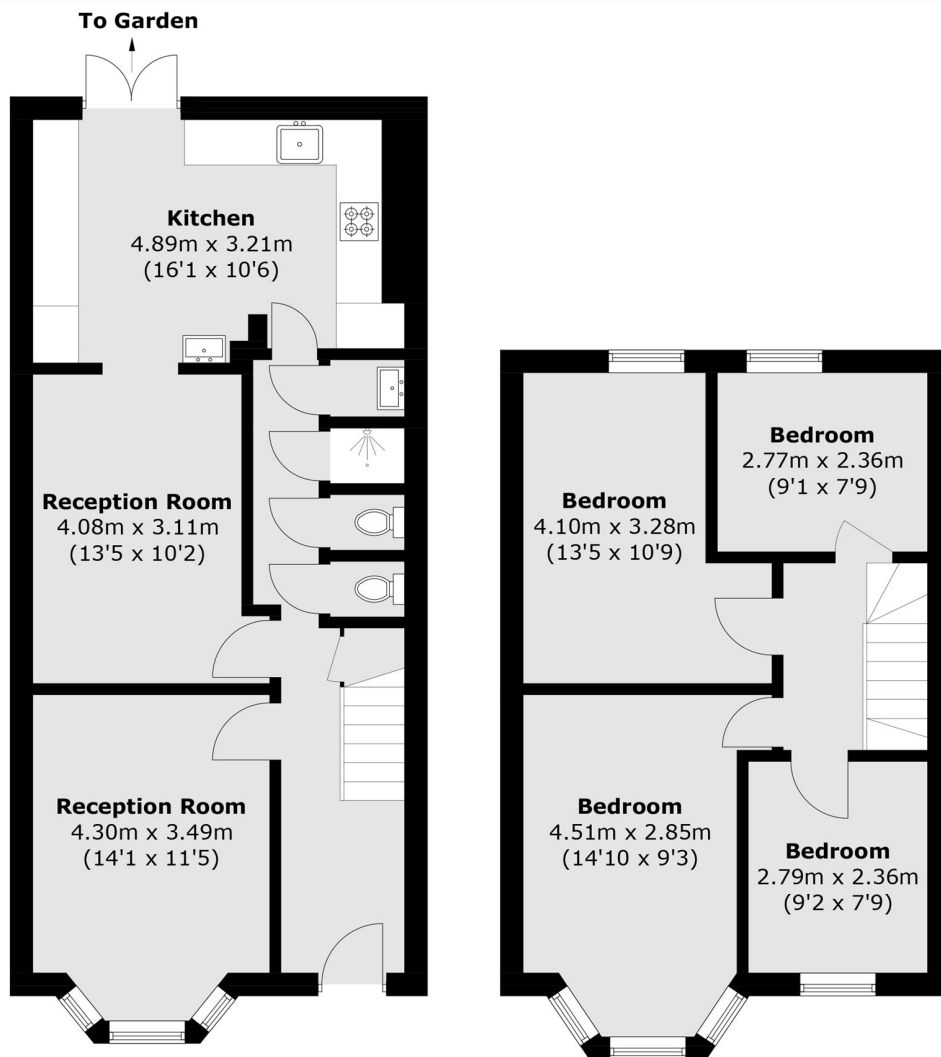
This beautifully presented four-bedroom home has been recently refurbished throughout and offers an exceptional blend of contemporary style and practical family living. The property features four well-proportioned bedrooms and a convenient ground floor shower room. The brand new kitchen is fully fitted with modern integrated appliances and provides direct access to a private, well-maintained rear garden perfect for outdoor dining, entertaining, or relaxing with family. Energy Rating: C.

Ideally located within easy reach of local shops, bus routes and the A406 North Circular, this home offers excellent connectivity. Wembley Stadium station (National Rail) is approximately 0.4 miles away, while Wembley Central station (Bakerloo Line & London Overground) is just 0.7 Miles from the property, providing convenient access into Central London and beyond.

- Terraced Home • Four Bedrooms • Two Bathrooms •
- Modern Interior • Wooden Flooring Throughout • Private Garden •

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**Ground Floor**

**First Floor**

Total area (approx.): 100.2 sq. m (1,078.6 sq. ft)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.