

Investment (EPC Rating: )

**14 BARN RISE, WEMBLEY, HA9 9NF**

Per Calendar Month

**£4,300 Per**



# 5 Bedroom Investment located in Wembley

**4 BEDROOM DETACHED HOUSE WITH 2 ENSUITES + FAMILY BATHROOM** - Situated on the highly sought-after Barn Hill Conservation Area, within easy access to Wembley Park (Jubilee / Metropolitan Line) underground station (0.4 miles) and walking distance to the Lycée International de Londres (0.3 miles) is this attractive well maintained five-bedroom, three bathroom detached family home.

The property provides generous accommodation throughout and is arranged over three levels. Downstairs there are two large reception rooms (front and back), a magnificent kitchen-diner with glazed doors leading to a large beautiful, landscaped garden with a patio and rear shed, a spacious cloak room and a guest bathroom. There is a utility room with separate WC and storage room to the side, where the rear garden can also be accessed. Upstairs there are 4 double bedrooms, two of which are en-suite, a single bedroom, a family bathroom and a separate WC. All the bedrooms have recently been renovated with fully fitted glass sliding wardrobes. There is loft room available should you require it. The front garden has a driveway which provides off street parking for three vehicles. This family home is conveniently located for all the local amenities. It is within walking distance to the popular London Designer Outlet (including over 50 shops, 20 plus restaurants, a 9-screen cinema and a free play park), BOXPARK Wembley and the recently opened state-of-the-art cultural Troubadour Theatre. Sporting and recreational facilities are also well catered for in the area with Sailing and Windsurfing being offered at Welsh Harp Sailing club, whilst Fryent Country park offers great walking opportunities (103 hectares).

Please note the garage is used by owners.






Council Tax Band

G

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on

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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.



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