

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**133 ELMSTEAD AVENUE, WEMBLEY,  
MIDDLESEX, HA9 8NT**  
Offers In The Region Of  
**£650,000**



**HAYMILLS**  
Expertise Experience Engagement



# 3 Bedroom House - Semi-Detached located in Wembley

SEMI DETACHED HOUSE + A SELT CONTAINED 1 BEDROOM FLAT TO THE SIDE FOR SALE. 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 room. (formally used as bedroom for an elderly family member). The fitted kitchen too has been extended and leads to the rear garden as well as providing access to the annexe flat. The first floor provides 3 good sized bedrooms and a family bathroom. The former garage has been converted with full consent into a 1 bedroom separate annexe with its own front entrance. Our letting and management team are of the opinion that the annexe could fetch in the region of £1300 - £1500 pcm (including all bills excluding council tax which has its own council tax rating). The property is offered in a generally good order with the main bedrooms having fitted wardrobes, additional benefits include gas central heating and double glazed windows. Great location with Wembley Park & Preston Road stations within easy reach as are local schools and 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 both the main house and the annexe are C



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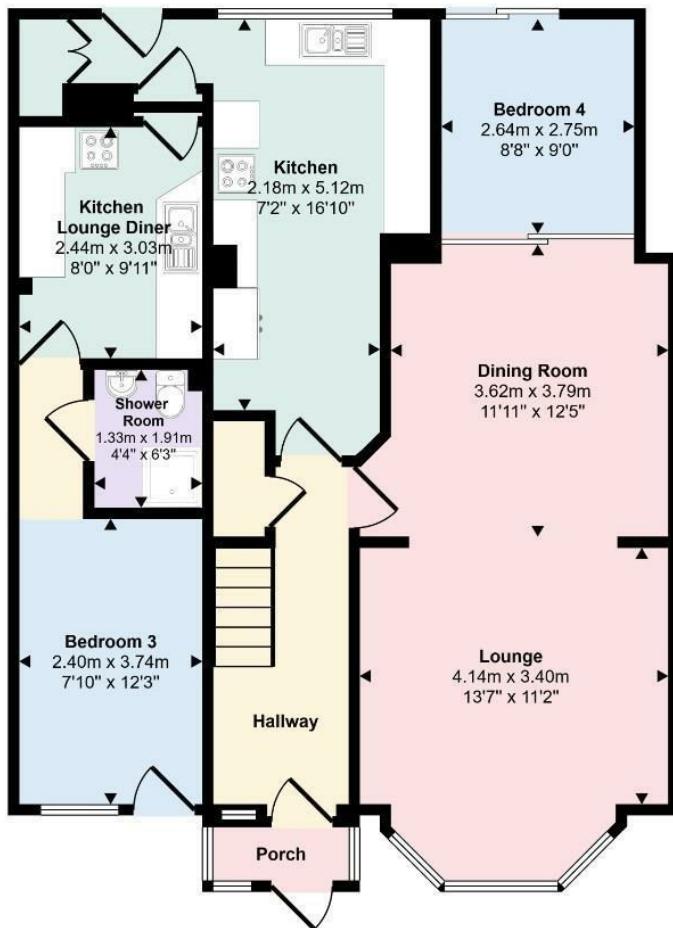
**HUNTERS**  
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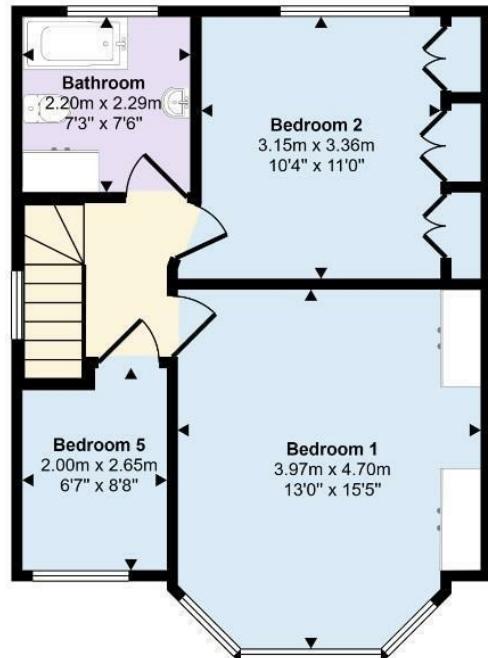
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Approx Gross Internal Area  
138 sq m / 1484 sq ft



Ground Floor  
Approx 90 sq m / 971 sq ft



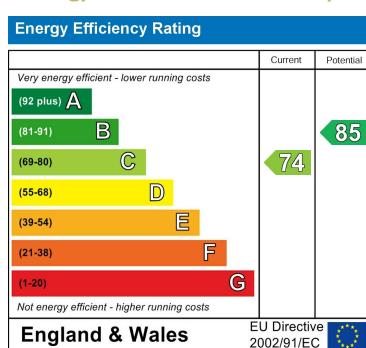
First Floor  
Approx 48 sq m / 513 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Council Tax Band

**E**

## Energy Performance Graph



Call us on

**0208 904 8822**

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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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