



Crawford Avenue  
, Wembley, , HA0 2HX

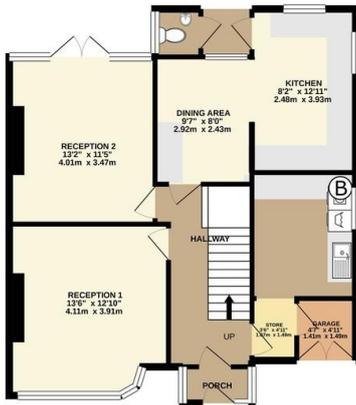
Guide Price £750,000

# Property Summary



GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.

1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homage (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		

- Semi-detached house
- Four 4 bedroom
- Two bathrooms
- Two receptions
- Ground Floor Guest Cloakroom
- Garage - converted as utility room
- Ample storage space
- Large Garden and further potential
- Double story side extension
- Driveway

38 Court Parade  
Wembley  
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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 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/tenants are advised to recheck the measurements