 **3**

Bedrooms

 **1**

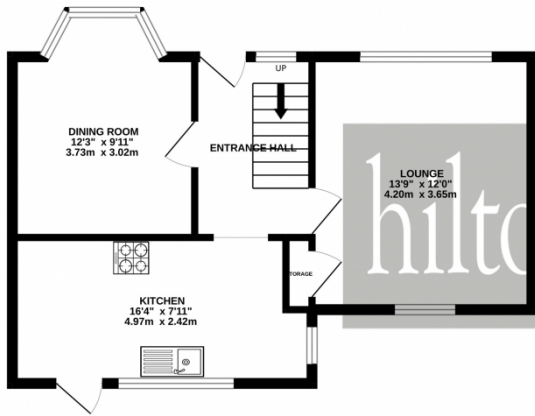
Bathroom



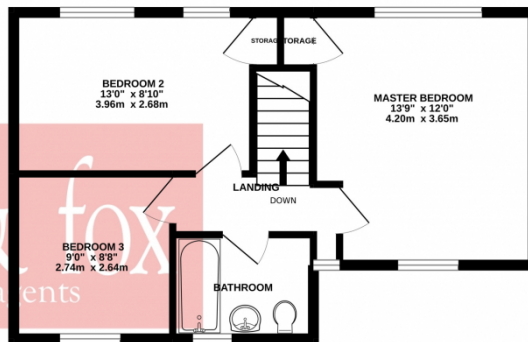
Offered to the market with no further chain is this double fronted three-bedroom family home. On the ground floor you will find a large lounge, dining room and family kitchen. To the first floor all three bedrooms and the family bathroom. Externally to the front there is off street parking for a number of cars whilst to the rear a private south/west facing family garden. The property is also ideally placed giving you easy access to Ealing Road and Wembley High Road with its large variety of shops and transport links. All in all, this is one not to be missed.

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GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Primark

Wembley Police Station

Wembley Central

Ark Elvin Academy

Star Tours

Wembley

Cha Sha Wembley

Waverley Ave
Clifton Ave
Jesmond Ave

Danethorpe Rd

Lyon Park Ave

Elsley Primary School

Bassingham Rd

Thurby Rd

Swinderby Rd

The Cl

Stonebridge Park Depot

Harrow Rd

Popat Stores

Mumbai Local Wembley

Hillfield Ave

Tokyngton Ave
Argenta Way

Alperton Cemetery

Alperton Community School (Upper Site)

Shri Sanatan Hindu Mandir

Lyon Park Primary School

Apply4U

Stanley Ave

Woodstock Rd

Alperton

St Pleasant

St Pleasant