

 **2**
Bedrooms

 **1**
Bathroom



Glenmore Properties are extremely pleased to offer this well-presented two double bedroom end-of-terrace property to the market. The home has been maintained in fantastic condition throughout. It is within close proximity to North Wembley and Wembley Central for the Bakerloo and Overground lines, and Sudbury Town Station for the Piccadilly line. It is also within walking distance of local bus routes, shops and the Chiltern railway station. Vale Farm sports ground is behind the house with a leisure centre, fields and also a small theatre.

The access to the ground floor is through the porch, with fitted utility cupboards and a coat rack unit, which then leads to a large reception through-lounge and a modern Alno designer kitchen that comes with fully fitted cupboards and appliances. The kitchen is located towards the rear of the property which leads to a good-sized garden. The lounge is decorated in a very modern style with a luxurious Brintons wool carpet and fitted glass-front cupboard units. There is also a beautiful parquet flooring under the carpet if preferred.

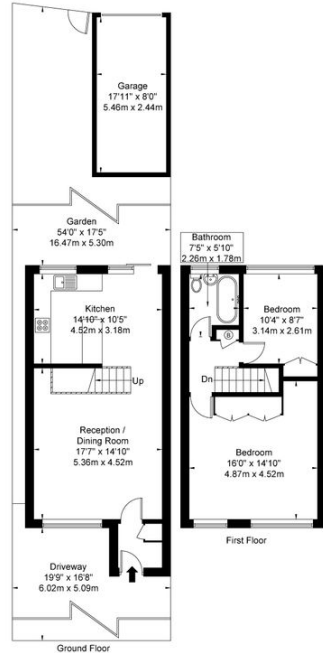
The first floor consists of two bedrooms that both come with fitted wardrobes alongside one family bathroom, which includes a power shower. The property offers a driveway for two cars as well as on-street parking and a garage, with an electric roller door, to the rear of the property. There is also a very large attic which has been fully floor boarded for storage, with light and central heating. Solar panels have been installed on the roof for more efficient energy usage. In addition, the purchaser will continue to receive the governments Feed in tariff payments every quarter for the energy generated by the solar panels for approx 11 more years. The property offers prospective buyers a ready-to-move-in home. There is potential to convert to 3 bedrooms (or 4 if the attic is considered) STPP. The house is low maintenance as it has been cladded at the front, rear and side.

The house is fitted with a professionally installed CCTV and burglar alarm, and also a wired-in electric smoke alarm. There is an additional smoke alarm upstairs.

Do not miss out on a chance to see this property. Please call our team to arrange a viewing.

Denise Court, Eton Avenue Wembley HA0 3AY

Approx. Gross Internal Area = 80.0 sq m / 861 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 93.3 sq m / 1004 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Eton Avenue, HA0

