



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£615,000

Thirlmere Gardens, Wembley, HA9



- THREE BEDROOM SEMI
- 2 RECEPTION ROOMS
- EXCELLENT CONDITION
- GAS CENTRAL HEATING
- FITTED KITCHEN
- BATHROOM SEPARATE/ WC
- CLOSE TO PRESTON ROAD
- 80` REAR GARDENS
- SHARED DRIVEWAY
- TWO DOUBLE AND ONE SINGLE BEDROOM

We are pleased to offer for sale this well presented 3 bed semi-detached house with shared driveway situated on this popular residential road close to all amenities.

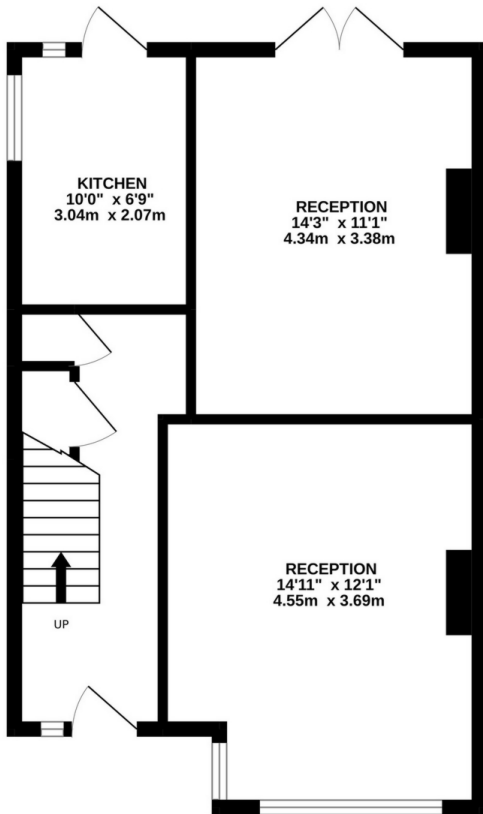
Benefits include: gas central heating, part double glazed windows, 2 reception rooms, fitted kitchen, bathroom separate/wc, beautiful 80` rear garden, shared driveway, excellent order throughout.

The property is situated within walking distance to Preston Road station. (metropolitan line)

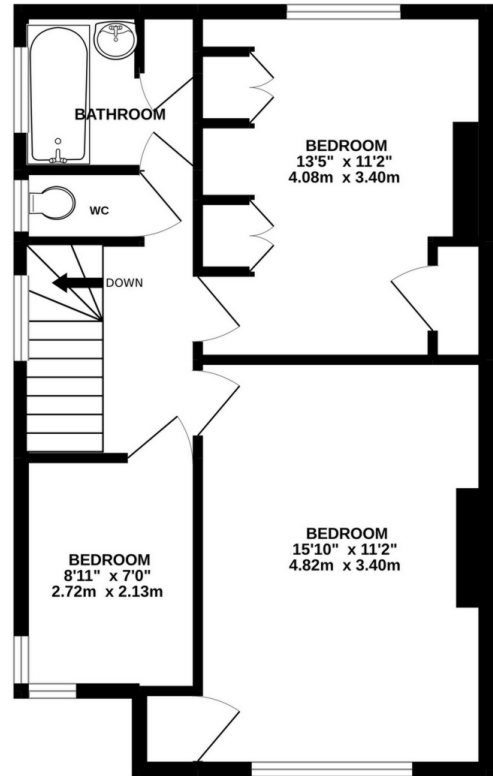


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



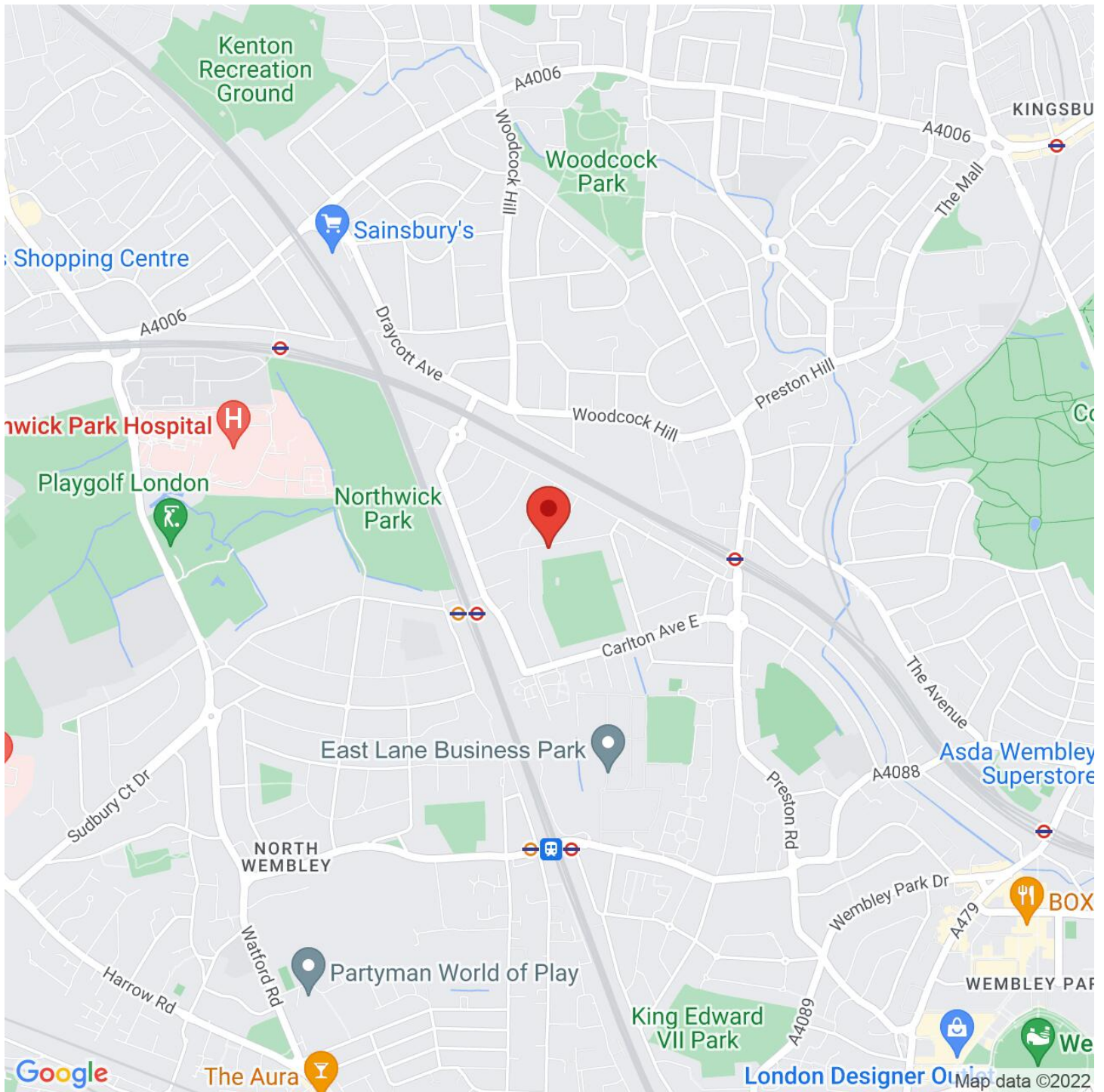
1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



THIRLMERE GARDENS, WEMBLEY, HA9 8HR

TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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.
Made with Metropix ©2022



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.