



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

**£815,000**

**Grasmere Avenue, Wembley, HA9**



- **EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE**
- **THREE BATHROOMS**
- **ADDITIONAL KITCHEN FOR PREP AND STORAGE**
- **LARGE GARDEN WITH PLAY AREA**
- **FANTASTIC LOCATION**
- **CHAIN FREE**
  
- **TWO RECEPTION ROOMS WITH OPEN PLAN KITCHEN**
- **PRIVATE DRIVEWAY**
- **7 MINS TO PRESTON ROAD STATION**
- **MAGNIFICENT PROPERTY !!**

Allan Howard & Co are delighted to offer for sale this extended and magnificent 4 bedroom 3 bathroom detached family house situated on this very popular road close to all local amenities including Preston Road station ( Met Line) with Baker street only 15 mins away.

This property is ideal for families looking to upsize and be in a great catchment area with a number of good schools close by.

Ground floor accommodation: A front reception room, downstairs shower room, through lounge leading to extended kitchen and diner, single storey side extension with separate access via kitchen which has a reception room currently used as a bedroom and utility area/kitchenette and a second shower room.

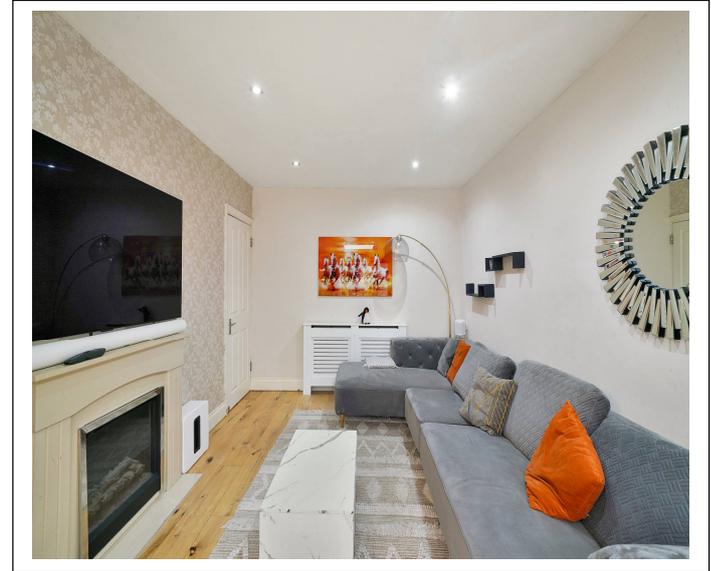
First floor accommodation: 3 bedrooms , access to the loft and a family bathroom.

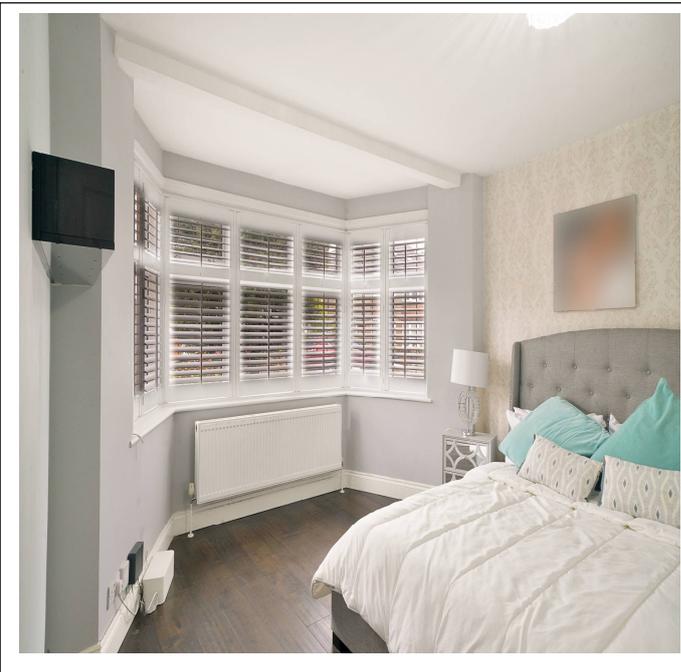
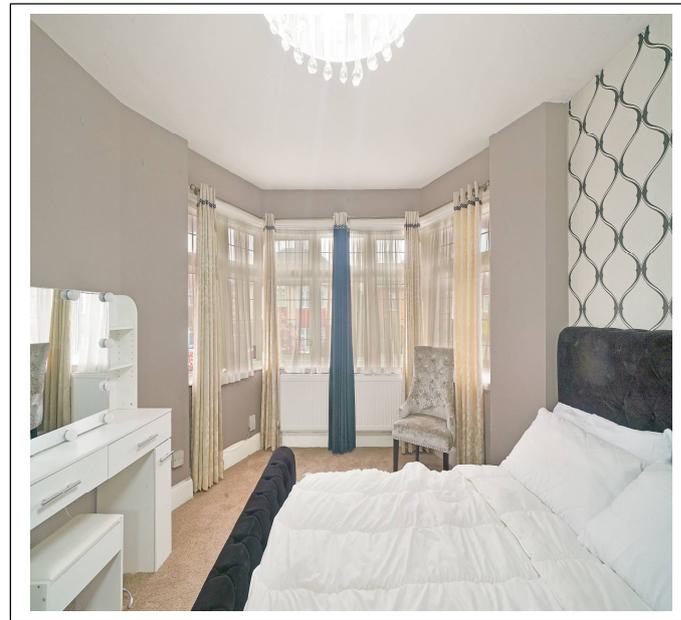
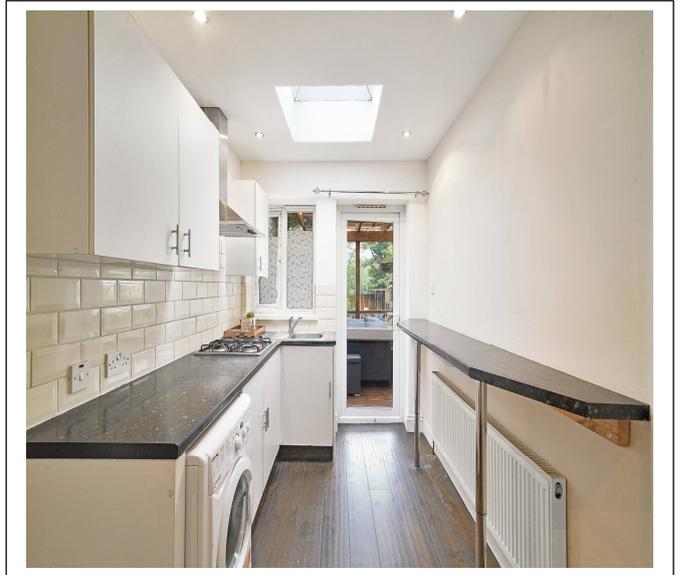
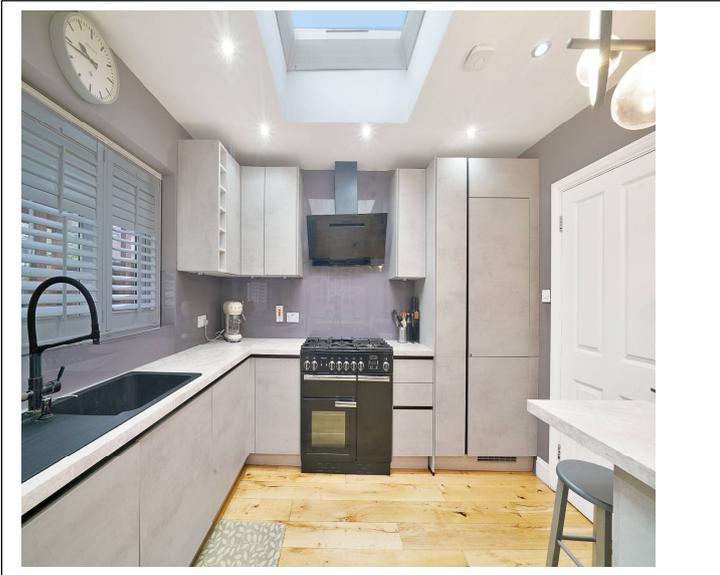
Rear garden: An outdoor living pod with decking area.

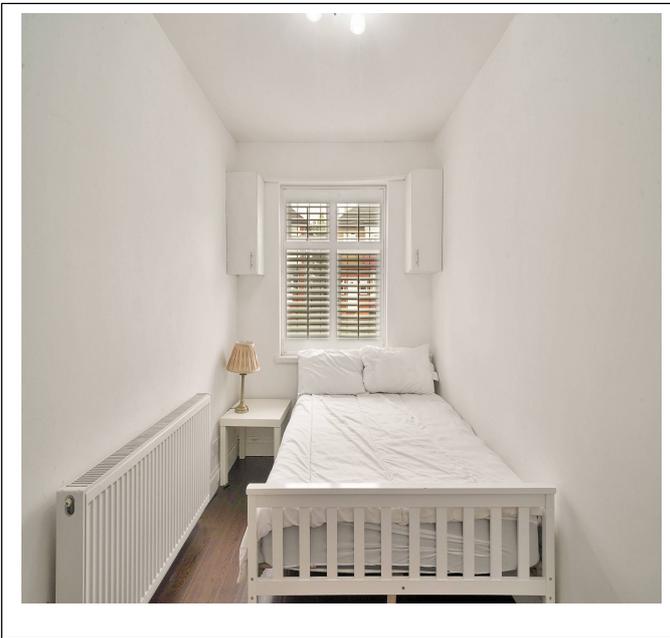
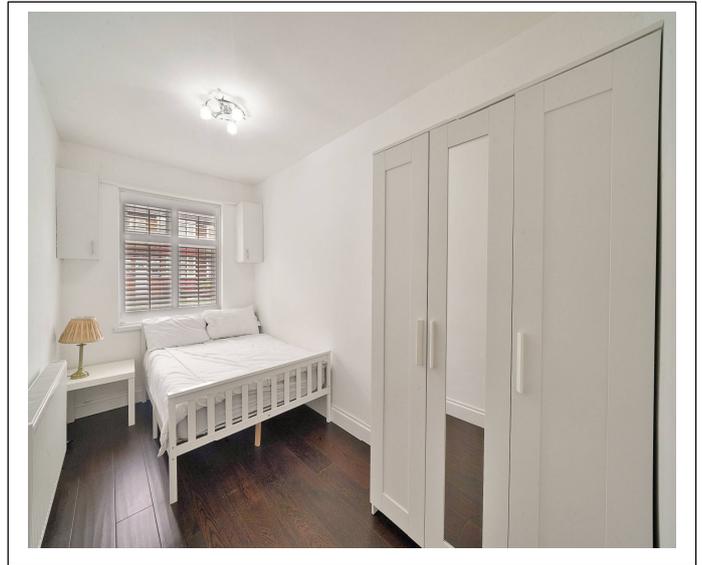
Outside Front: Own drive with parking.

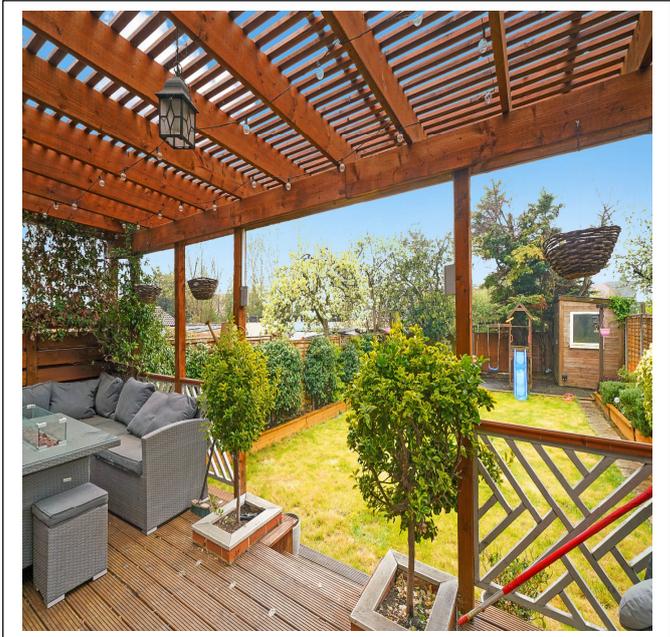
The property has CCTV , gas central heating and is double glazed.

# Grasmere Avenue, London, HA9









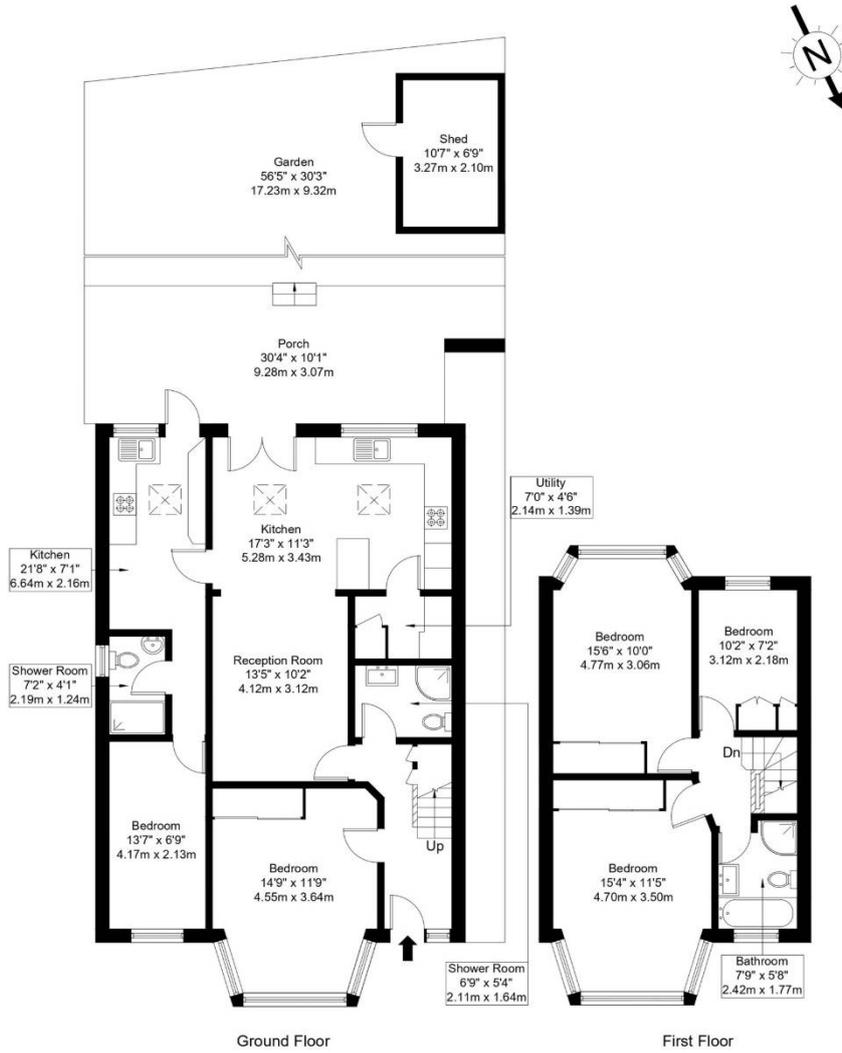
Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	78	86
<p>England, Scotland &amp; Wales</p> <p>EU Directive 2002/91/EC </p>		

# Grasmere Avenue, HA9 8TG

Approx Gross Internal Area = 132.73 sq m / 1428 sq ft

Shed = 6.87 sq m / 73 sq ft

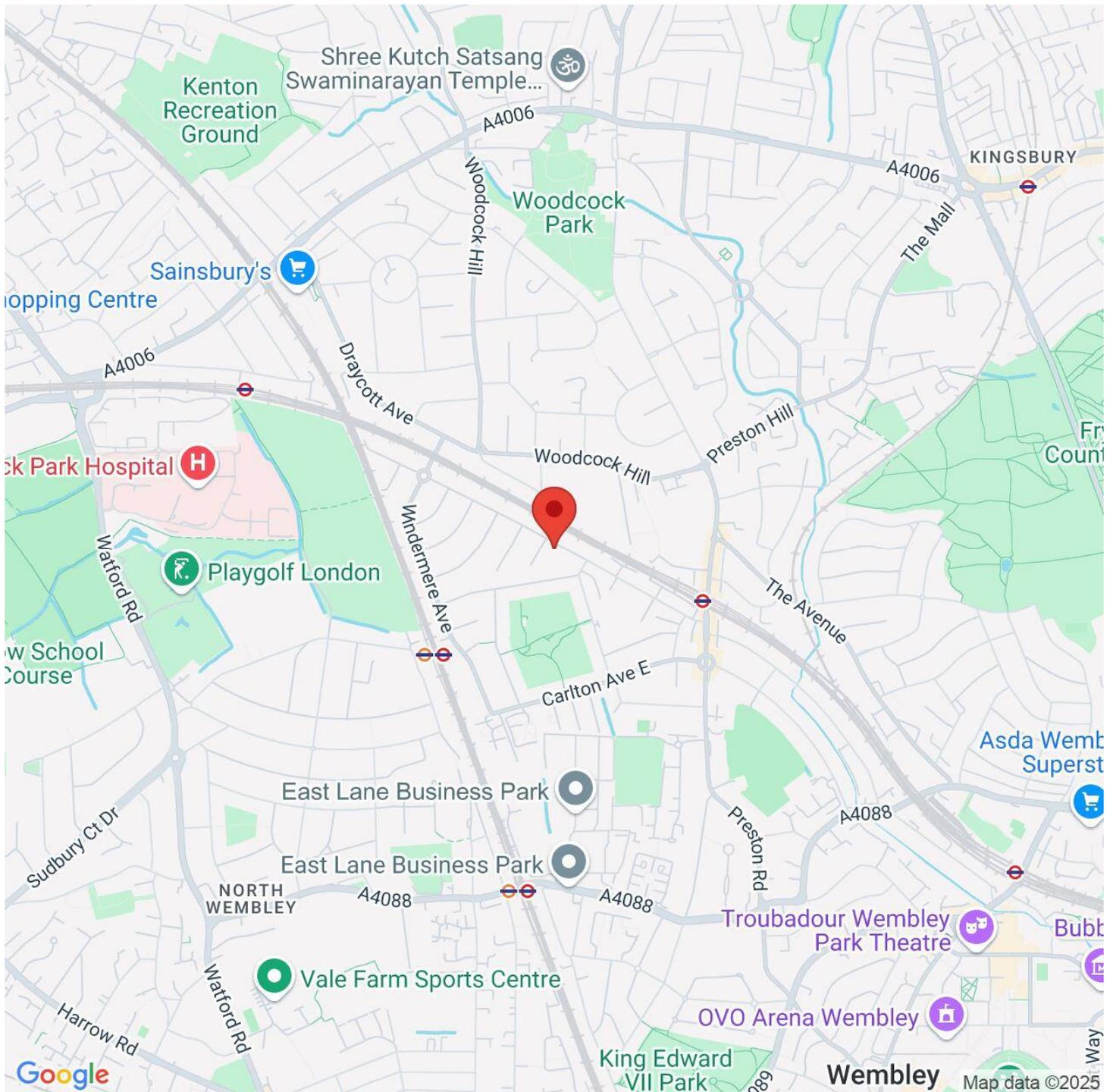
Total = 139.6 sq m / 1502 sq ft



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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

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**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.

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