



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £969,000

## Eversley Avenue, Wembley, HA9



- FIVE BEDROOM DETACHED HOUSE
- TWO BATHROOMS
- SOUGHT AFTER BARN HILL LOCATION
- GARAGE OWN DRIVE
- TWO RECEPTION ROOMS
- CLOSE TO WEMBLEY PARK STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CHAIN FREE
- LARGE REAR GARDEN

Allan Howard & Co are delighted to offer for sale this attractive and beautifully presented Five bedroom, two bathroom detached family house situated on the sought after Barn Hill Estate.

Barn Hill is renowned for its tranquil setting, leafy surroundings and is walking distance to Wembley Park station. (Met and Jubilee line)

Benefits include: Five good size bedrooms, Two bathrooms, gas central heating, fully fitted kitchen, double glazed windows, two reception rooms, large rear garden , garage with own drive. Chain Free.

Early viewing is strongly recommended to fully appreciate this wonderful property.



# Eversley Avenue, Wembley, HA9









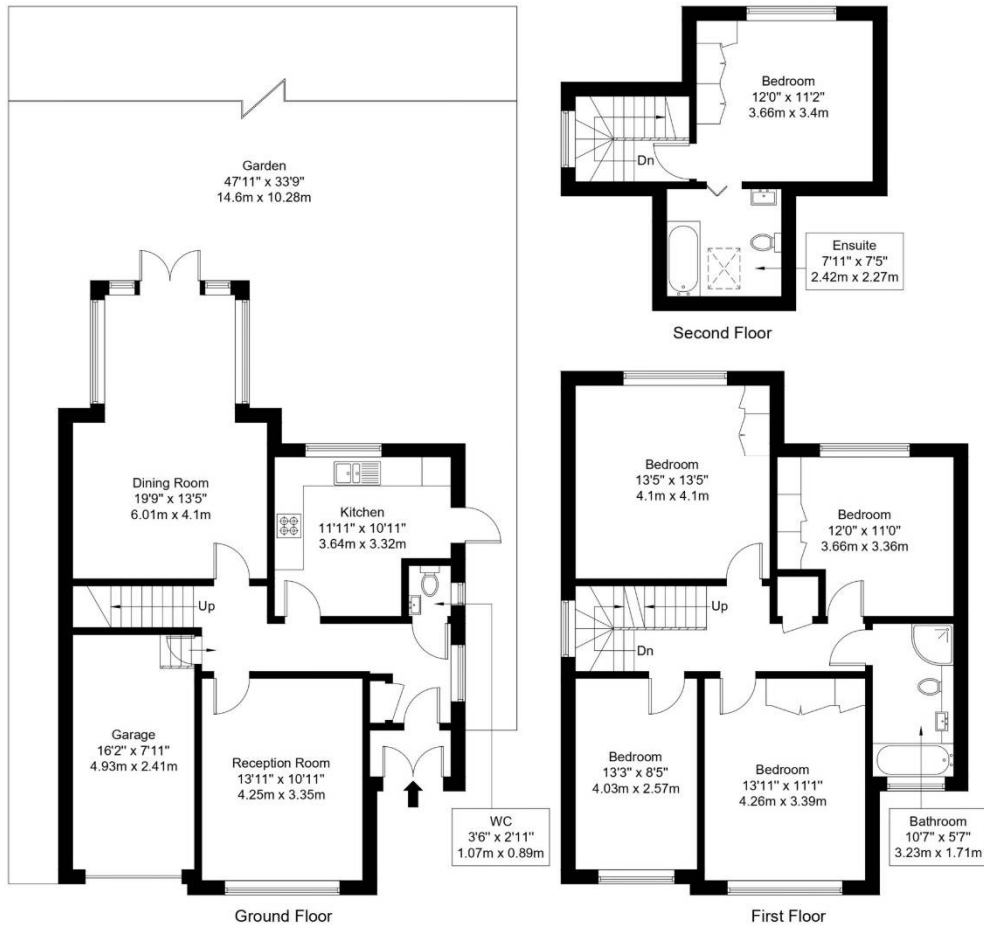


Energy Efficiency Rating		
	Current	Potential
<div><div><div>Very energy efficient - lower running costs</div><div>(92-100) <b>A</b></div><div>(81-91) <b>B</b></div><div>(69-80) <b>C</b></div><div>(55-68) <b>D</b></div><div>(39-54) <b>E</b></div><div>(21-38) <b>F</b></div><div>(1-20) <b>G</b></div><div>Not energy efficient - higher running costs</div></div><div><div>56</div></div></div>		<div>83</div>
England, Scotland & Wales		EU Directive 2002/91/EC



# Eversley Avenue, HA9 9JZ

Approx Gross Internal Area = 172.6 sq m / 1858 sq ft

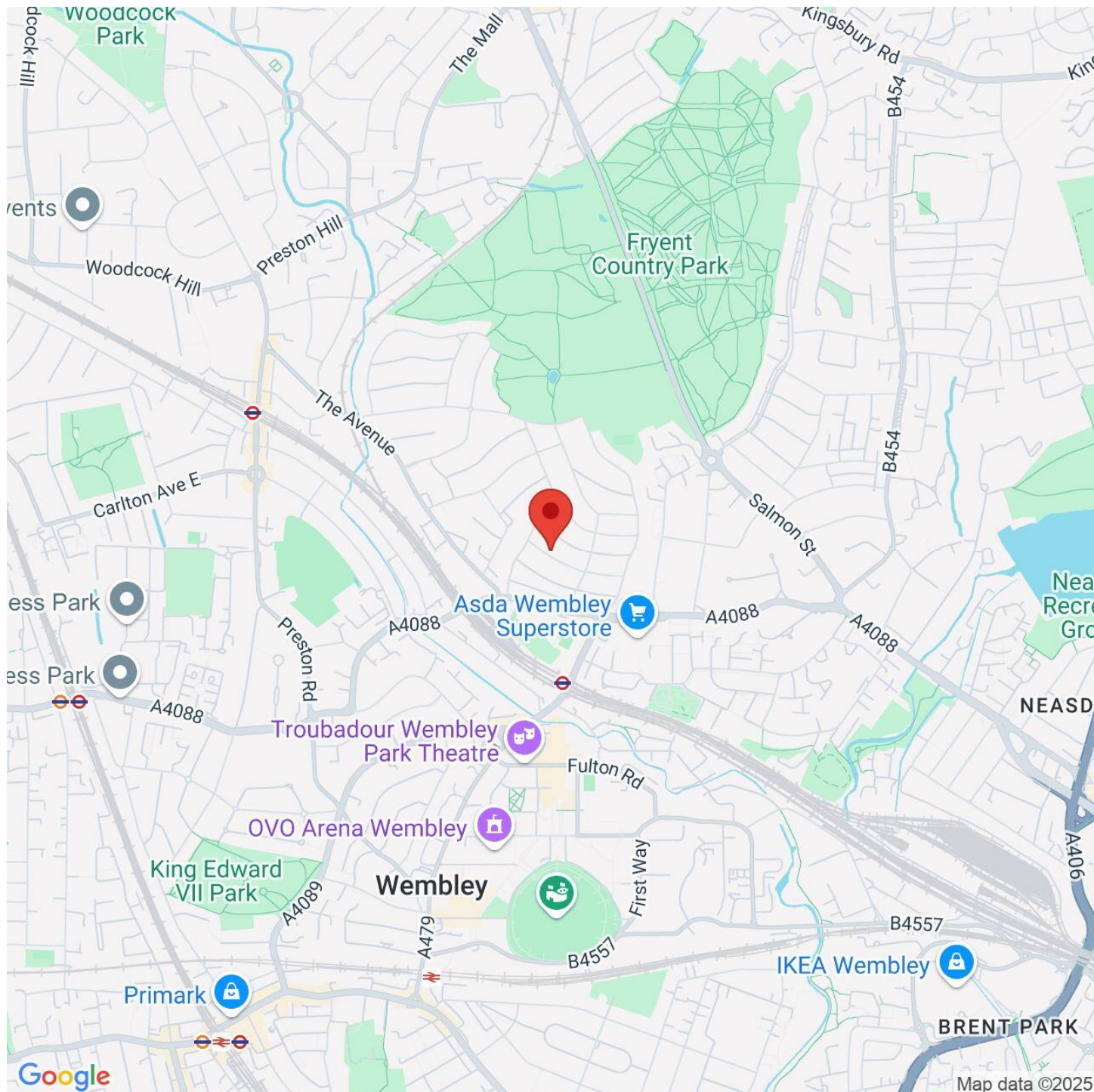


Ref :

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.

**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 WHATEVER 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.