



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£615,000

Montpelier Rise, Wembley, HA9



- WELL PRESENTED
3 BEDROOM SEMI-
DETACHED HOUSE
- 2 RECEPTION
ROOMS
- GAS CENTRAL
HEATING
- PARTLY TRIPLE
GLAZED
- FULLY FITTED
KITCHEN
- WALKING
DISTANCE TO
SOUTH KENTON
AND PRESTON
ROAD STATIONS
- CLOSE TO
EXCELLENT
SCHOOLS
- EXCELLENT
DECORATIVE
ORDER
- GARAGE VIA
SHARED
DRIVEWAY
- NO CHAIN

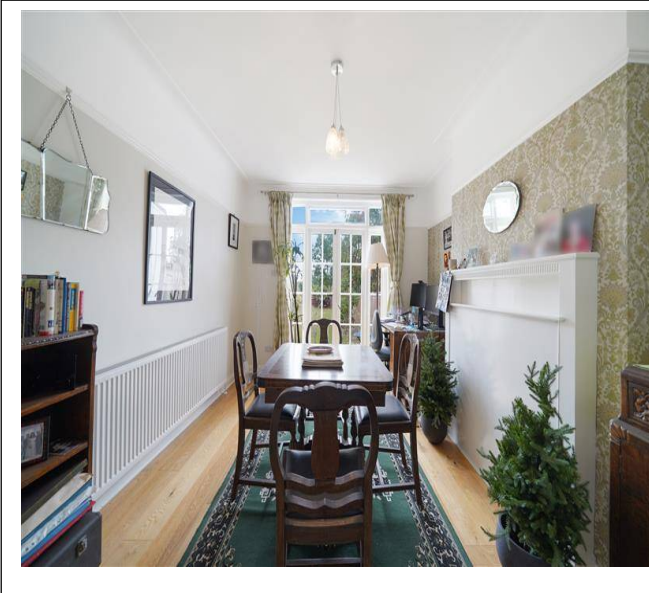
Allan Howard & Co are delighted to offer for sale this well presented 3 bedroom semi-detached family house situated on this sought after residential road in South Kenton, close to all local amenities and walking distance to South Kenton and Preston Road stations.

Benefits include: 2 reception rooms, fully fitted kitchen, partly triple glazed, gas central heating, good size rear garden, bathroom with separate shower and bath, garage via shared driveway.

The property is in excellent decorative order throughout and is situated close to excellent schools .


We anticipate huge demand for this wonderful property so an early viewing is strongly recommended.

Montpelier Rise, Wembley, HA9







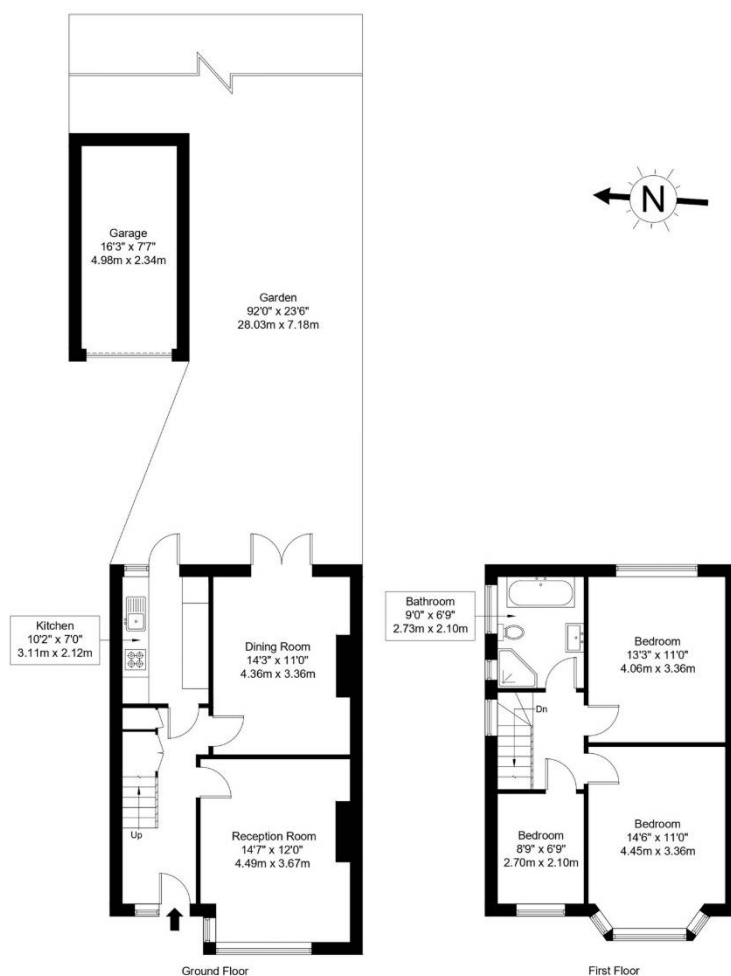
Energy Efficiency Rating		
	Current	Potential
<div><div><div>Very energy efficient - lower running costs</div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div><div>Not energy efficient - higher running costs</div></div></div>	65	80
England, Scotland & Wales		EU Directive 2002/91/EC 

Montpelier Rise, HA9 8RQ

Approx Gross Internal Area = 93.83 sq m / 1010 sq ft

Garage = 11.65 sq m / 125 sq ft

Total = 105.48 sq m / 1135 sq ft



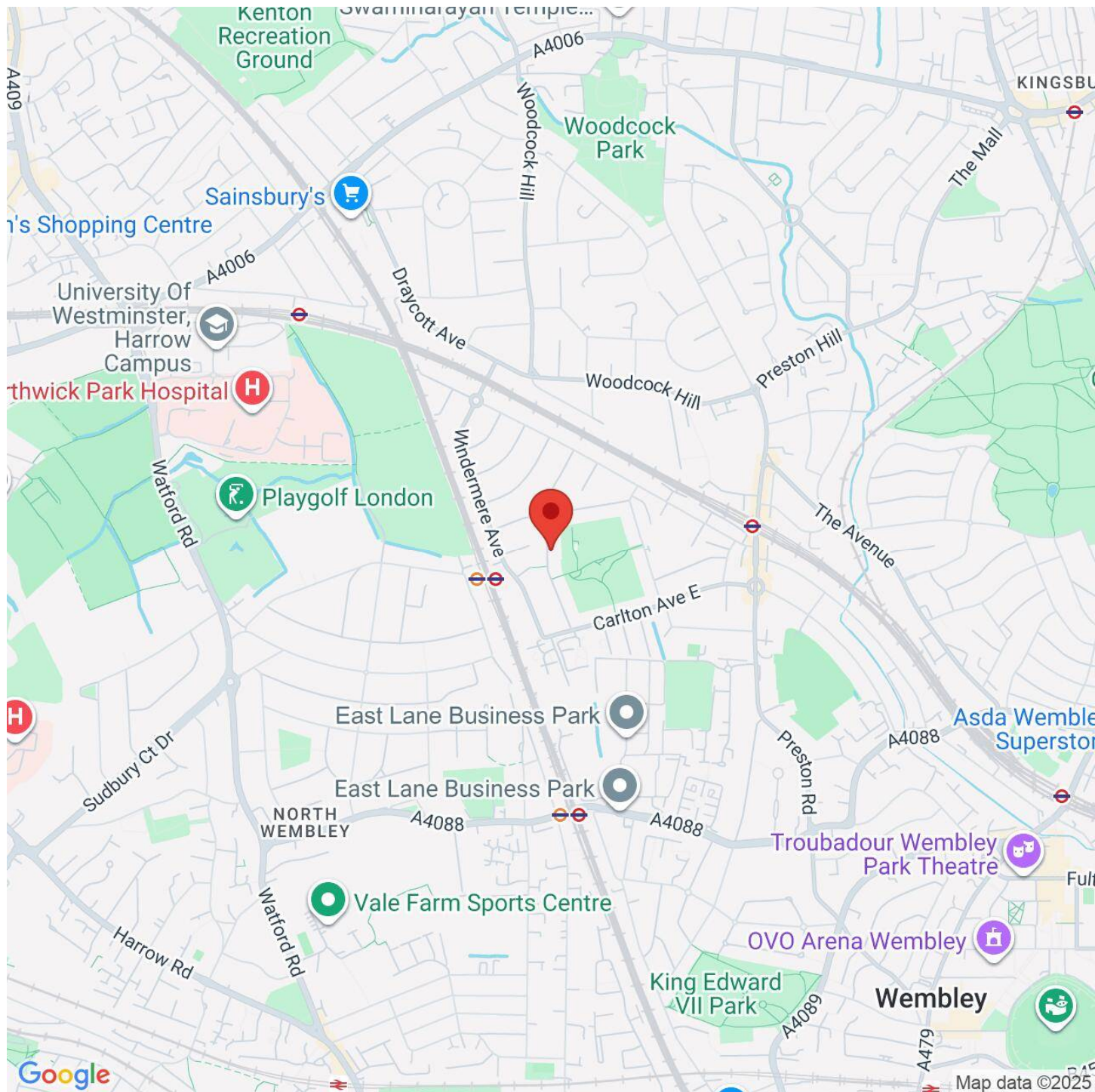
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**BLEU
PLAN**

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.