



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£675,000

Carlton Avenue East, Wembley, HA9



- EXTENDED FOUR BEDROOM SEMI
- LARGE GARDEN BACKING ONTO OPEN PARKLAND
- CLOSE TO THE MET AND BAKERLOO LINE STATIONS
- NEW BATHROOM
- NO CHAIN
- HIGHLY REGARDED SCHOOLS NEARBY
- SOUGHT AFTER LOCATION
- GUEST WC
- THROUGH LOUNGE

Allan Howard & Co are delighted to offer for sale this well presented and extended 4 bedroom semi-detached family house backing onto open parkland situated on this pleasant and popular residential road close to all amenities.

The property is offered for sale in excellent condition throughout boasting a fully fitted kitchen, spacious through lounge, guest wc, gas central heating, double glazed windows, new bathroom, large rear garden backing onto open parkland.

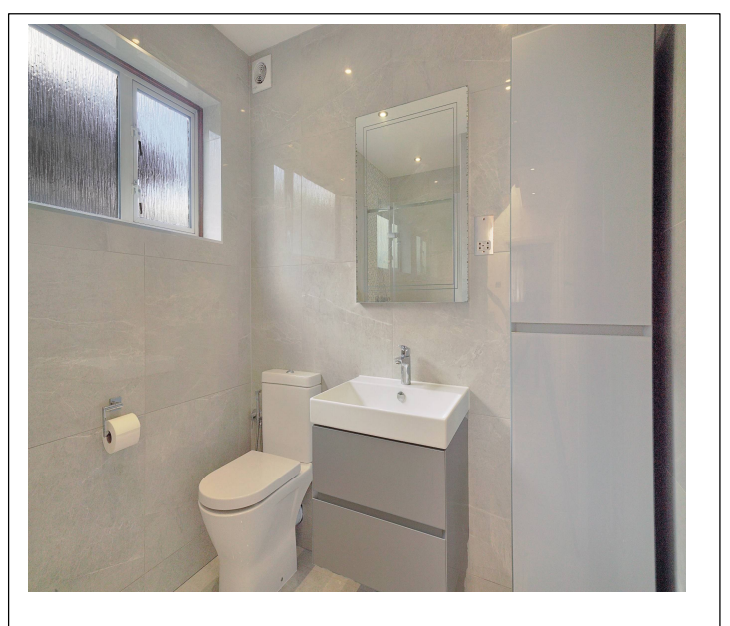
On the first floor there are 3 good size bedrooms and a family bathroom, and on the second floor you have the 4th bedroom.

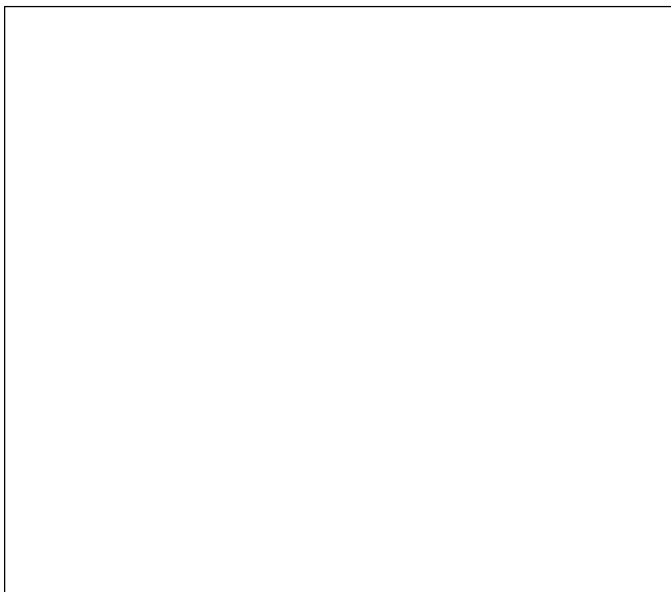
The front of the property provides off street parking and leads to a garage at the rear.

We anticipate huge demand for this wonderful property, so an early viewing is highly recommended. No Chain.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	79
England, Scotland & Wales		EU Directive 2002/91/EC 

Carlton Avenue East, HA9 8PZ

Approx Gross Internal Area = 139.8 sq m / 1505 sq ft

Restricted head height / Eaves = 9.8 sq m / 105 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 167.1 sq m / 1799 sq ft



Ref :

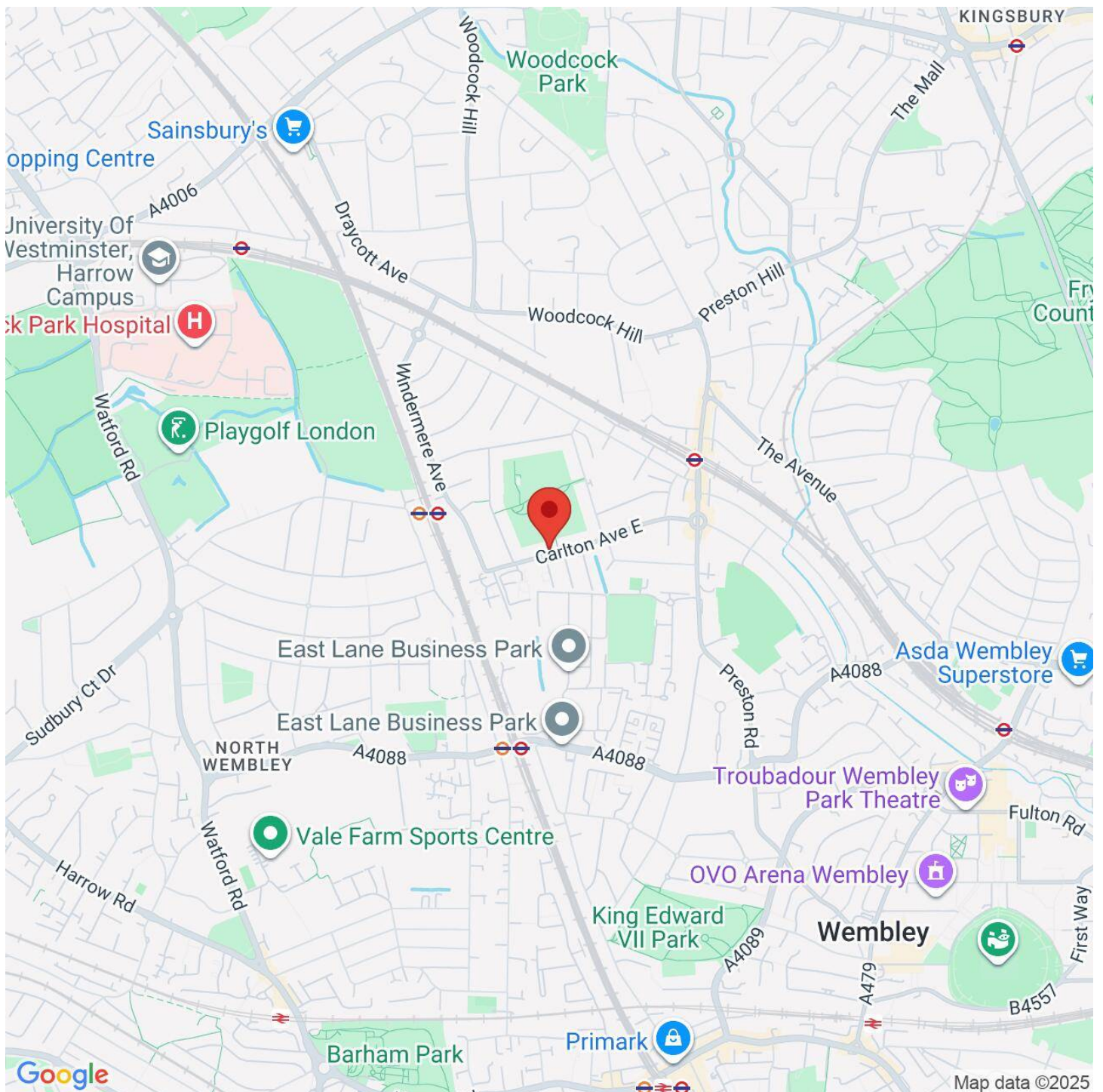
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BLEU
PLAN

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

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.

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