



**Park Road, Wembley, HA0 4AS**

**£749,950**

**| 4 Bed**

**| 2 Bath**

**| 1 Reception**

**MAPESBURY**

**£749,950**

**Freehold**

- Large Family Home
- Private Driveway
- Partially Converted Loft Room
- Wooden Floors
- Close to Schools
- EPC Rating: D
- 4 Bed | 2 Bath | 2 Receptions
- Bay Windows
- Conservatory
- Side Extension
- Close to Transport
- Council Tax: Band-E

This Situated on the desirable Park Road in Wembley, this well-maintained 4-bedroom semi-detached home offers generous space over three floors, ideal for families seeking comfort and convenience. The property benefits from a private driveway, rear garden with patio, and has been extended to maximise living space.

The ground floor features a spacious reception room with through lounge boasting wooden floors and bay windows, a separate fitted kitchen, and a ground floor en-suite bedroom ideal for guests. A rear conservatory, fully tiled and filled with natural light, leads to the garden—perfect for entertaining.

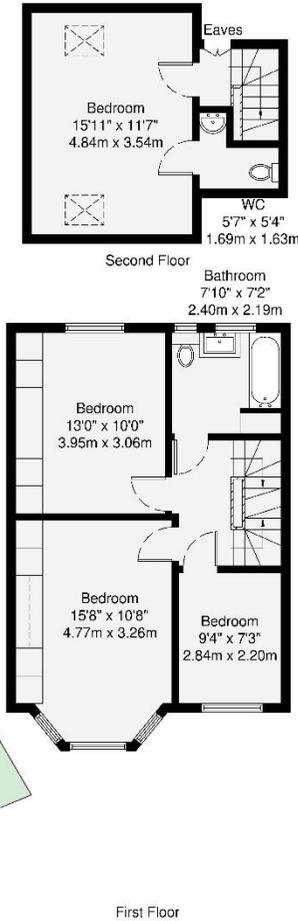
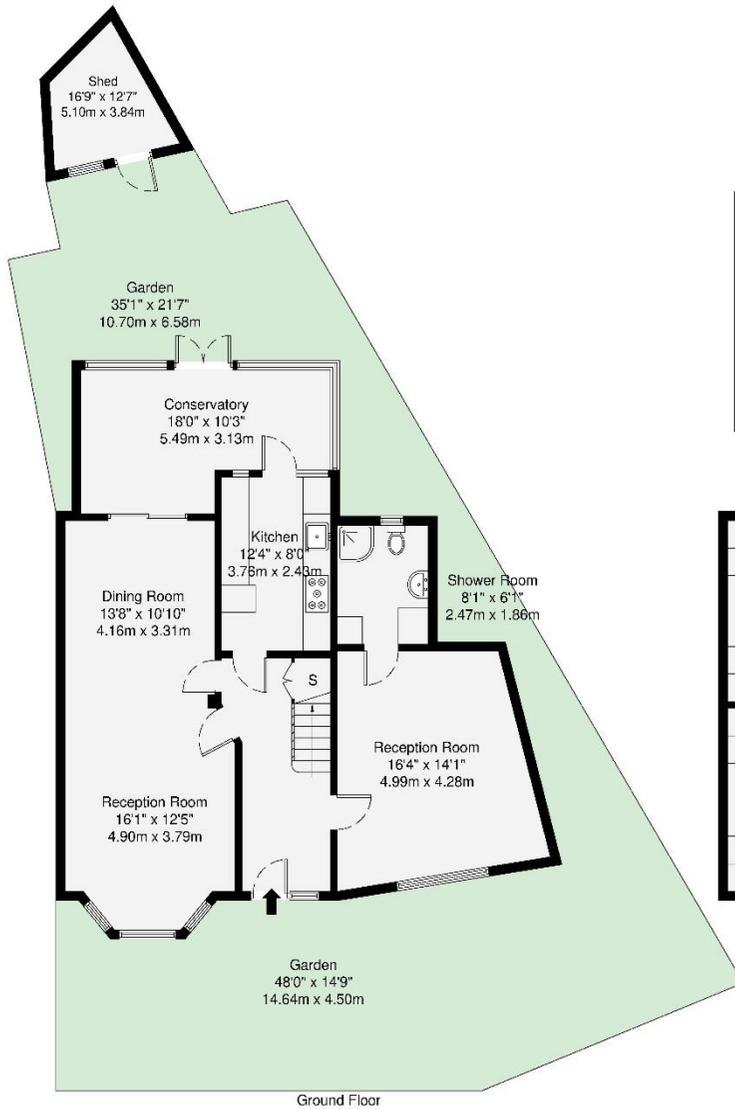
Upstairs offers three sizeable bedrooms, a modern family bathroom, and access to a loft room with wooden floors and eaves storage. The rear north-facing garden includes a useful outbuilding, ideal for hosting or outdoor dining.

Ideally located close to Ealing Road, Wembley High Road, and Wembley Central Station (London Overground, Bakerloo Line), the home offers easy access to shopping, dining, and excellent transport links.

All viewings strictly via prior appointment with Mapesbury.







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
167 sq m / 1795 sq ft

TOTAL STORAGE SPACE  
Shed and vestibule roof area  
0.8 sq m / 8 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
138.3 sq m / 1467 sq ft

RESTRICTED HEAD HEIGHT  
Lift shaft area under 1.8m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC