



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £895,000

## Windermere Avenue, Wembley, HA9



- 4/5 BED DETACHED HOUSE
- TWO BATHROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 80` REAR GARDEN
- SCOPE TO EXTEND SUBJECT TO P/P
- EXCELLENT CONDITION
- KITCHEN/BREAKFAST ROOM
- OWN DRIVE WITH PARKING FOR 3/4 CARS

Allan Howard & Co are delighted to offer for sale this spacious 4/5 bedroom, 2 bathroom detached family house situated on this popular residential road in South Kenton close to all amenities.

The property is offered for sale in excellent decorative order throughout and has ample scope to further extend subject to planning permission.

Ground floor: Fully fitted kitchen/breakfast room, guest wc, through lounge, 2nd reception room, bedroom 5/study, en suite shower room.

First floor: 3 double bedrooms, 1 single bedroom, separate wc, shower room combined wc.

Garden: patio area, laid to lawn approx 80`

Outside front: Own driveway providing parking for 3/4 cars

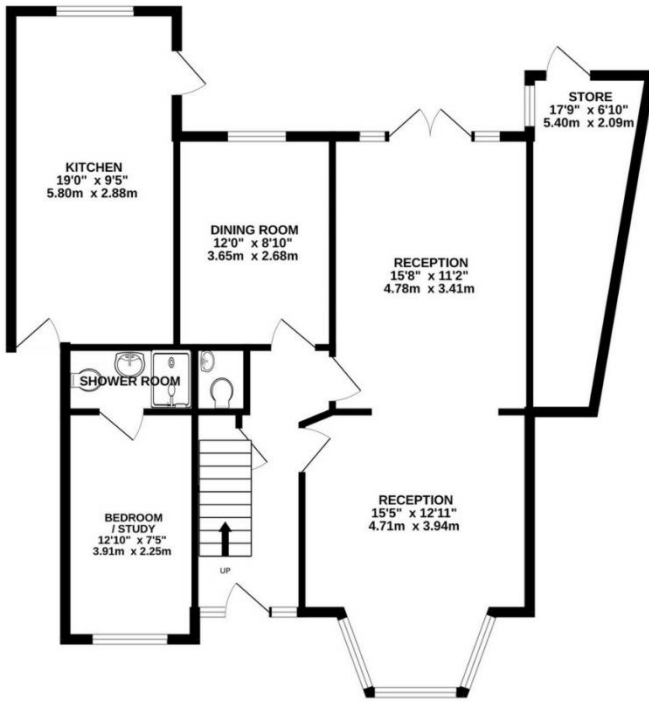


# 26, Windermere Avenue, Wembley, HA9

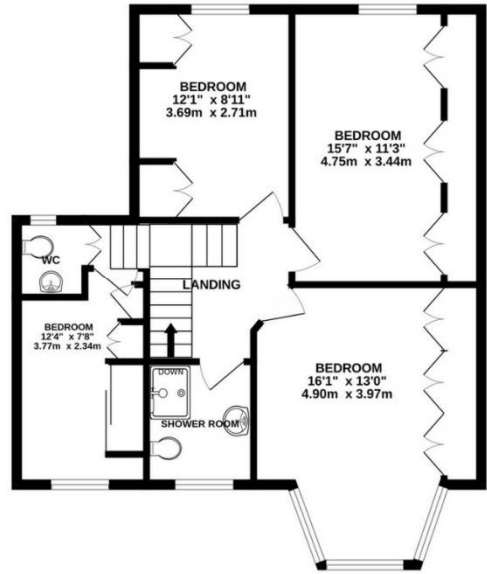




**GROUND FLOOR**  
959 sq.ft. (89.1 sq.m.) approx.



**1ST FLOOR**  
664 sq.ft. (61.7 sq.m.) approx.



**WINDERMERE AVENUE, WEMBLEY, HA9 8SF**

**TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.