

Forty Avenue, HA9

4 | 1 | 1

£675,000 *Freehold*

Situated on the well-regarded Forty Avenue in Wembley, this substantial four-bedroom property presents an excellent opportunity for families and investors seeking a home in an established residential location in Northwest London. Offering generous accommodation, a bathroom and the added benefit of a detached rear garage, the property combines practical living space with a convenient location and exciting potential.

KEY FEATURES

- CHAIN FREE
- PLANNING PERMISSION GRANTED FOR 2 FLATS
- FURTHER SCOPE FOR DEVELOPMENT
- DETACHED REAR GARAGE
- GREAT LOCATION





Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth
for every step...





DESCRIPTION

Upon entering the property, you are welcomed by a spacious lobby, providing an inviting entrance and a practical transition into the main living accommodation. The kitchen provides a functional and sociable environment, with space to accommodate a dining area, creating an ideal setting for everyday family meals, casual dining and entertaining guests. The adjoining sense of space allows the kitchen and dining area to serve as a natural hub of the home, where family and friends can gather and enjoy time together.

The reception room offers a welcoming and comfortable setting for relaxation, entertaining and spending quality time with family. The four bedrooms provide adaptable accommodation, offering versatile space for growing families, visiting guests or those requiring a dedicated home office. The property boasts two full bathrooms providing added convenience for family living, helping to accommodate the needs of a busy household. Completing the property's appeal is the detached rear garage, offering valuable additional space for vehicle accommodation or storage, subject to suitability.

Altogether, the property's generous layout and practical features present an excellent opportunity for purchasers seeking a spacious family home that can be tailored to their individual tastes and lifestyle.

Early viewing is highly recommended.

Property Disclaimer: Please note that the property is currently tenanted and contains the tenant's personal belongings and contents, which have been in the property since the commencement of their tenancy.

Planning permissions: 18/3323; 19/3166













ROOM DESCRIPTIONS

Ground Floor Lobby - 11.47 sqm

Living Room - 13'9" x 10'10" (4.2m x 3.3m)

Dining Room - 13'8" x 11'7" (4.17m x 3.53m)

Kitchen - 13'3" x 13'4" (4.04m x 4.06m)

Bathroom 1 - 3.62 sqm

Rear Outbuilding Garage - 11'8" x 18'1" (3.56m x 5.5m)

First Floor Landing - 10.51 sqm

Bedroom 1 - 13' x .324'10" (3.96m x .99m)

Bedroom 2 - .45'11" x 9'2" (.14m x 2.8m)

Bedroom 3 - 13'9" x 8'8" (4.2m x 2.64m)

Bedroom 4 - 11'2" x 6'10" (3.4m x 2.08m)

Bathroom 2 - 9' x 9'5" (2.74m x 2.87m)

MATERIAL INFO

Tenure: Freehold
Council Tax Band:
EPC rating: To be confirmed



https://www.winkworth.co.uk/sale/property/KBS200437

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.