



LEDWAY DRIVE, WEMBLEY, MIDDLESEX, HA9

**£775,000 FREEHOLD**

## FOUR BEDROOM DETACHED TURN-KEY FOREVER HOME

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An attractive and recently refurbished four-bedroom semi-detached home, gracefully positioned on a sought-after tree-lined street. Ideally located, the property is less than a 15-minute walk from Preston Road Station (Metropolitan Line), offering swift links into Central London, while South Kenton Station (Bakerloo Line and London Overground) is just one mile away. The ground floor features a bright and spacious through lounge/dining room with French doors opening onto the delightful rear garden, a well-appointed study, a stylish new fully fitted kitchen, and a convenient guest W/C. Upstairs, the first-floor hosts three generously sized double bedrooms and a substantial, fully tiled modern family bathroom. Further benefits include double glazing, gas central heating, off-street parking for up to two vehicles, and a beautifully maintained rear garden complete with mature greenery and a large patio area, perfect for outdoor entertaining. This superb property blends modern comfort with timeless appeal, and an internal viewing comes highly recommended.



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**Approximate total area<sup>(1)</sup>**  
 1095 ft<sup>2</sup>  
 101.7 m<sup>2</sup>

**Reduced headroom**  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** E - Brent

All figures that are shown were correct at the time of printing.

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