



Winkworth

for every step...

Manor Drive, Wembley, HA9

£1,200,000 *Freehold*

6  3  4 

Positioned on the highly regarded Manor Drive, moments from Wembley Park Drive, this impressive six-bedroom modern semi-detached residence offers an exceptional combination of contemporary style, generous proportions and highly versatile accommodation. Beautifully suited to modern family living, complemented by an exceptionally large rear garden and a substantial detached annex.

KEY FEATURES

- SIX BEDROOMS
- SEMI DETACHED
- 3100 SQ FT
- OUTBUILDING
- EXTENDED
- OFF STREET PARKING



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DESCRIPTION

The ground floor is centered around a stunning open-plan kitchen and reception space, creating an impressive heart of the home. The generous living area benefits from bi-folding doors opening directly onto the garden, allowing the interior and exterior spaces to flow seamlessly together.

A separate utility room adds valuable practicality, while a separate and versatile sixth bedroom/study further enhances the ground-floor accommodation.

The first floor provides four well-proportioned and beautifully presented bedrooms benefited by wardrobes. The impressive principal bedroom features a stylish private en-suite bathroom, while the remaining bedrooms are served by an elegant family shower room, finished to a contemporary standard.

To the front, a large private driveway provides off-street parking for up to four vehicles, a significant advantage for a substantial family home in this sought-after Northwest London location.

Beyond the main garden sits a substantial detached annex with its own en-suite shower room. Currently arranged as a dedicated home office, this versatile space presents a wealth of possibilities.

This is a particularly versatile and well-appointed home, offering an exceptional combination of style, space and flexibility for modern family life.

Early viewing is highly recommended.





ROOM DESCRIPTIONS

Porch Entrance - 9'2" x 2'7" (2.8m x 0.79m)

Entrance Hallway - 6'9" x 15'3" (2.06m x 4.65m)

Reception Room - 14'7" x 15'2" (4.45m x 4.62m)

Dining Room - 12'1" x 13' (3.68m x 3.96m)

Lounge Sitting Area - 9'5" x 12'5" (2.87m x 3.78m)

Living Room - 12'3" x 18'8" (3.73m x 5.7m)

Kitchen/Dining Area - 26'6" x 20'4" (8.08m x 6.2m)

Pantry - 10'9" x 6'2" (3.28m x 1.88m)

Bathroom 1 - 7'9" x 6'1" (2.36m x 1.85m)

First Floor - Landing - 2'10" x 17'8" (0.86m x 5.38m)

Bedroom 2 - 7'10" x 9'6" (2.4m x 2.9m)

Bedroom 3 - 13'6" x 16'3" (4.11m x 4.95m)

Bedroom 4 - 12' x 13' (3.66m x 3.96m)

Bedroom 5 - 7'11" x 12'1" (2.41m x 3.68m)

Bathroom 2 - 6'3" x 9'11" (1.9m x 3.02m)

Second Floor / Loft - Landing - 1'7" x 2'9" (0.48m x 0.84m)

Bedroom 6 - 13'6" x 21'6" (4.11m x 6.55m)

Walk in Wardrobe - 12' x 4'2" (3.66m x 1.27m)

Ensuite Bathroom - 6'3" x 9'9" (1.9m x 2.97m)

Ground floor outbuilding Studio/Office - 13'8" x 15'10" (4.17m x 4.83m)

Bathroom 3 - 6'4" x 10'2" (1.93m x 3.1m)

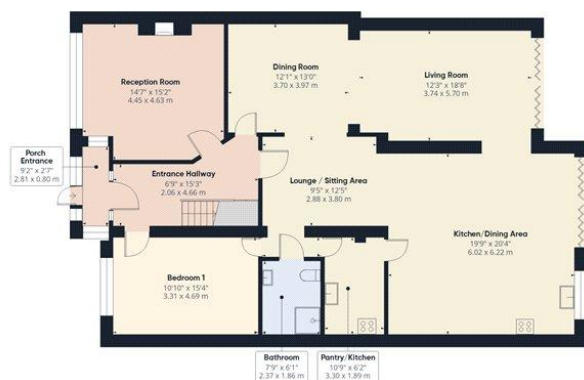
Storage - 10'4" x 15'4" (3.15m x 4.67m)

MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: To be confirmed



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾3111 ft²289.1 m²

Reduced headroom

91 ft²8.4 m²

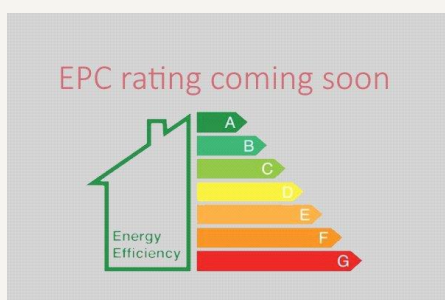
(1) Excluding balconies and terraces

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.

GIRAFFE360


<https://www.winkworth.co.uk/sale/property/KBS260429>

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.

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