



WEST CLOSE, WEMBLEY, LONDON, HA9

OVERS OVER £625,000 FREEHOLD

CHAIN FREE CHARMING THREE BEDROOM SEMI DETACHED HOME IN A LOVELY CUL DE SAC LOCATION

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Nestled in a much-loved cul-de-sac between the vibrant hubs of Wembley Park and Preston Road, this delightful three-bedroom semi-detached property offers an abundance of period character, space, and future potential. Boasting an impressive and enchanting garden spanning over approx. 90ft, and perfectly positioned for excellent transport links such as the Jubilee & Met lines, well-regarded schools, and a wide array of shops and amenities, this home is ideal for families and commuters alike. Inclusive of off-street parking, a garage with both front and garden access, and excellent scope for extension (STPP), this is a fantastic opportunity to create your dream home. Inside, you'll find W/C's on both levels and spacious accommodation with plenty of charm waiting to be enhanced. Offered to the market chain free, this is a rare opportunity in a highly desirable location. Internal viewing is essential to fully appreciate the potential and warmth of this lovely home.

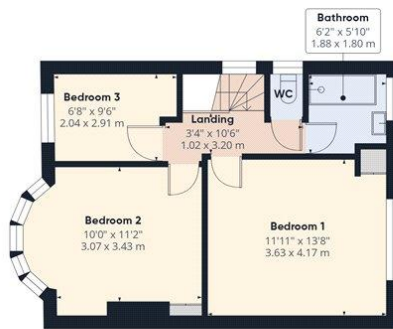
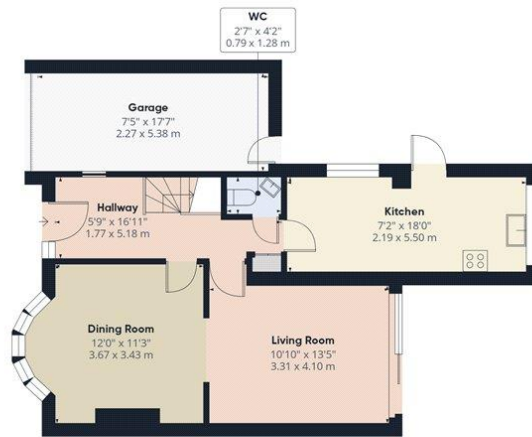


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Approximate total area⁽¹⁾
1107 ft²
103 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E - Brent

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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