



KINCH GROVE, WEMBLEY, MIDDLESEX, HA9  
**£775,000 FREEHOLD**

## BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME

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A stunning detached house situated in a peaceful residential enclave just off The Mall. Rich in character, the property comprises a spacious and thoughtfully designed entrance hall dividing the living and dining rooms - both comfortable and generously sized with lots of warm natural light. The property has undergone a single-story side extension allowing for a bedroom and W/C with separate access to the garden making it ideal for use as a guest annexe. A functional separate kitchen completes the ground floor, and a well-appointed laundry/ utility room has been erected in the garden. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The garden wraps around the entire house and is surrounded by an abundance of greenery ensuring privacy and an appealing oasis for garden enthusiasts. To the front, a gated driveway ensures hassle free parking. Kingsbury's amenities and underground station are within walking distance served by the Jubilee Line.



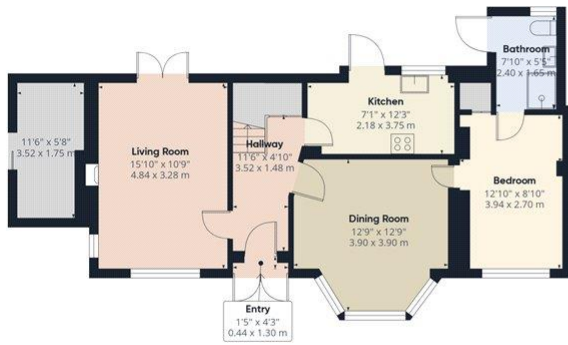
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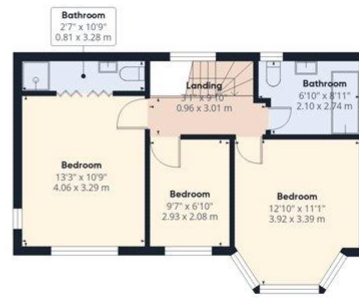


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1208 ft<sup>2</sup>  
112.3 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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

GIRAFFE360

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		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** F - Brent

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

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