BARN HILL, WEMBLEY, MIDDLESEX, HA9
£875000 FREEHOLD

CHARMING SIX BEDROOM SEMI-DETACHED RESIDENCE
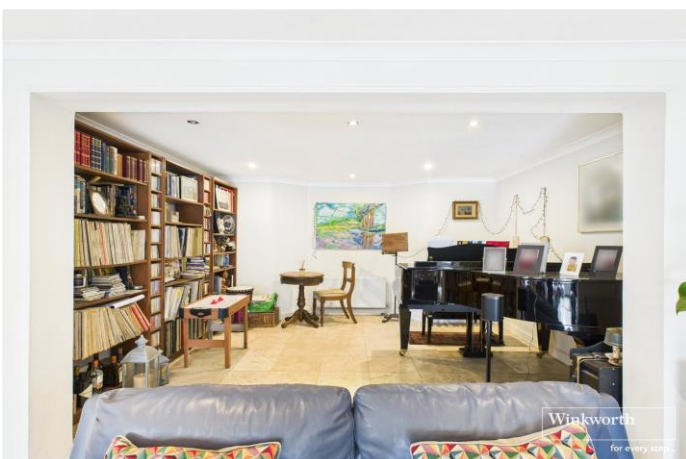
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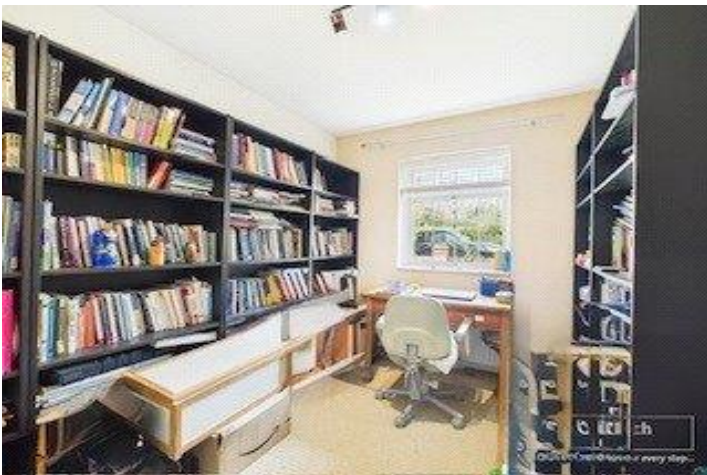
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A substantial six-bedroom semi-detached residence, beautifully positioned within the highly sought-after Barn Hill Estate, perfectly nestled midway between the vibrant Wembley Park and Kingsbury. Offering the best of both worlds, this home provides a peaceful retreat from the city's hustle and bustle while being just moments from the fresh air and expansive greenery of Fryent Country Park. The local area boasts a diverse range of amenities and landmarks, including Wembley Stadium and the London Designer Outlet, along with excellent transport links via the Jubilee and Metropolitan lines. Highly regarded educational institutions, such as Lycée International de Londres and St Robert Southwell, are within walking distance, making this an ideal location for families. Steeped in history, this charming home spans three levels, offering a generous amount of living space. The ground floor features an abundance of open-plan living space, a versatile study or bedroom, a convenient W/C, and a stunning kitchen. On the first floor, you will find four double bedrooms, with the master benefiting from an en-suite, while a family bathroom serves the remaining rooms. The loft has been thoughtfully converted to create an additional bedroom. Externally, the property boasts a beautifully presented rear garden, a garage, and ample off-street parking for multiple vehicles. Furthermore, there is significant potential for extension (STPP), making this an exciting opportunity for prospective buyers.
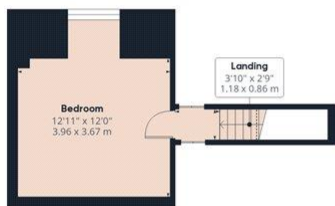

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Ground Floor

Living Room
11'6" x 8'10"
3.52 x 2.69 m

Kitchen
8'10" x 15'9"
2.70 x 4.82 m

Living Room
26'2" x 13'10"
7.99 x 4.23 m

WC
8'8" x 6'5"
2.67 x 1.98 m

Living Room
12'4" x 10'1"
3.78 x 3.07 m

Office/ Bedroom
13'2" x 10'0"
4.03 x 3.07 m

Floor 1

Bedroom
8'10" x 17'1"
2.70 x 5.23 m

Bathroom
8'6" x 7'9"
2.61 x 2.37 m

Bedroom
17'2" x 14'0"
5.24 x 4.27 m

Bathroom
3'8" x 7'7"
1.14 x 2.32 m

Hallway
3'5" x 5'6"
1.04 x 1.69 m

Bedroom
12'6" x 10'8"
3.84 x 3.26 m

Bedroom
8'0" x 10'10"
2.46 x 3.32 m

Entry

Hallway
4'5" x 14'3"
1.36 x 4.35 m

Floor 2

Bedroom
12'11" x 12'0"
3.96 x 3.67 m

Landing
3'10" x 2'9"
1.18 x 0.86 m

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Approximate total area⁽¹⁾

1917.49 ft²

178.14 m²

Reduced headroom

0.27 ft²

0.03 m²

(1) Excluding balconies and terraces
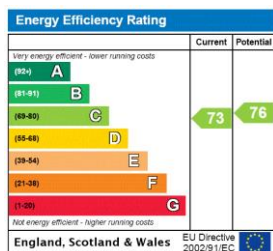
Reduced headroom

------- Below 5 ft/1.5 m

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive 2002/91/EC

Tenure: Freehold

Council Tax Band: F - 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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