



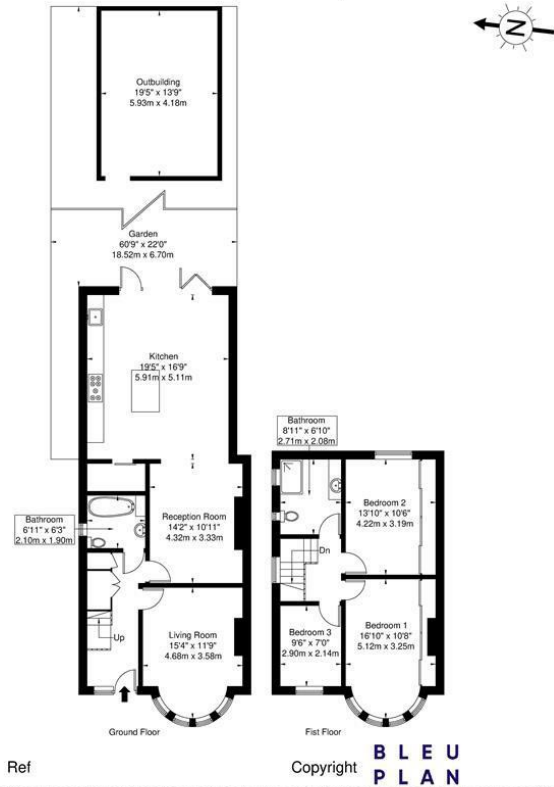
College Road, Wembley, HA9 8RJ

Offers Over £680,000

# Floor Plan

## College Road, HA9 8RJ

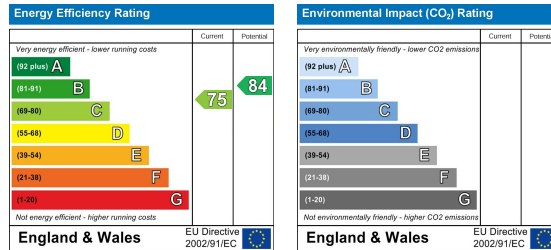
Approx. Gross Internal Area = 125.6 sq m / 1352 sq ft  
 Outbuilding = 24.9 sq m / 268 sq ft  
 Total = 150.5 sq m / 1620 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- THREE BEDROOM'S / TWO BATHROOM'S
- EXCEPTIONAL CONDITION / RECENTLY REFURBISHED
- 6 METER REAR EXTENSION
- OPEN PLAN KITCHEN / DINING AREA WITH SEPERATE UTILITY ROOM
- BIFOLD DOOR'S LEADING TO PRIVATE REAR GARDEN
- POWER & LIGHTING IN GARDEN WITH LARGE BRICK BUILT OUT BUILDING
- OFF STREET PARKING FOR 2 CARS
- WALKING DISTANCE TO S.KENTON (BAKERLOO & OVERGROUND) & PRESTON ROAD (METROPOLITAN) STATION'S
- ONLINE VIRTUAL TOUR
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sudbury

35 Court Parade, Sudbury  
 Middlesex HA0 3HS

Sales 020 8904 4888  
 Lettings 020 8452 7999  
 E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
 Middlesex HA9 6AH

Sales 020 8900 2811  
 Lettings 020 8452 7999  
 E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
 London NW10 0AD

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E neasden@danielsestateagents.co.uk

### Willesden Green

33 Walm Lane, Willesden Green  
 London NW2 5SH

Sales 020 8452 7000  
 Lettings 020 8452 7999  
 E willesdengreen@danielsestateagents.co.uk

### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
 London NW10 3ND

Sales 020 8969 5999  
 Lettings 020 8969 5999  
 E kensalrise@danielsestateagents.co.uk