



## 45 College Road, Wembley, HA9 8RN

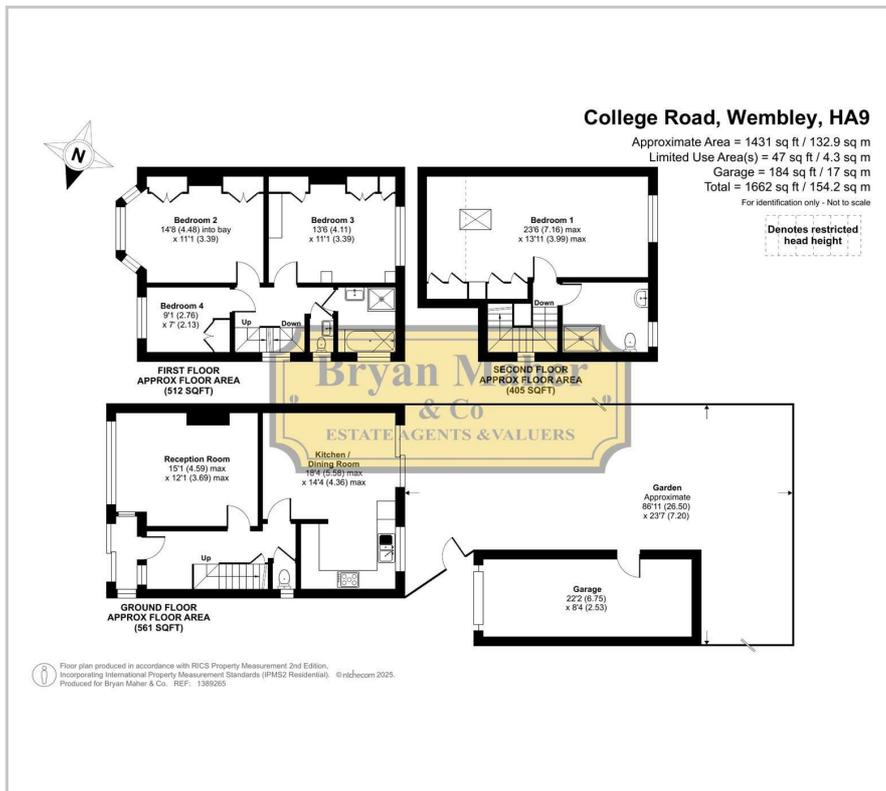
\*A SPACIOUS FOUR BEDROOM, TWO BATHROOM, SEMI DETACHED FAMILY HOME\* We are delighted to bring to the market this deceptively spacious four bedroom property located conveniently for Preston Road Metropolitan line and South Kenton Bakerloo, Overground & National Rail line train stations, along with highly regarded primary & secondary schools.

The property briefly comprises of a welcoming entrance hallway, a guest cloakroom, a front reception room, a modern open plan kitchen/dining room, three first floor bedrooms with a modern family bathroom and a large loft suite comprising a huge master bedroom with a modern en-suite shower room. Further benefits include off street parking, a garage and a large rear garden.

- FOUR BEDROOM FAMILY HOME
- TWO BATHROOMS
- FRONT RECEPTION ROOM
- MODERN KITCHEN DINING ROOM
- GUEST CLOAKROOM
- EXCELLENT CONDITION THROUGHOUT
- GARAGE & OFF STREET PARKING
- LARGE REAR GARDEN
- HIGHLY REGARDED SCHOOLS CLOSE BY
- CONVENIENT FOR METROPOLITAN & BAKERLOO LINE

**£675,000**

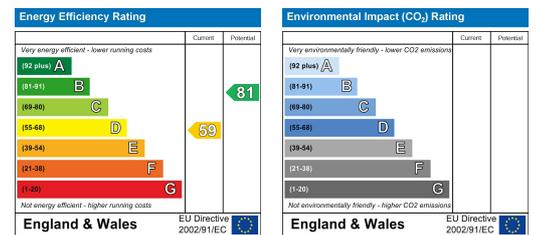
# Floor Plan



# Area Map



# Energy Efficiency Graph



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