



## **1 East Hill, Wembley, HA9 9PT**

**£1,250,000**

**\*THIS MAGNIFICENT PROPERTY HAS THE POTENTIAL TO BECOME ONE OF THE FINEST HOMES IN WEMBLEY\*** We are delighted to have been favoured with instructions to bring to the market this beautiful six bedroom, two bathroom, triple fronted detached family home set on a commanding elevated position within the highly sought after Barn Hill Estate. The property requires a programme of internal modernisation and offers a discerning buyer the perfect opportunity to extend further, modernise and create one of the most enviable homes in the entire area.

The property briefly comprises of an enclosed porch leading into a large welcoming entrance hallway, a guest cloakroom, a spacious kitchen/breakfast room, a large through lounge, a separate dining room, six first floor bedrooms, with the master

benefitting from a huge en-suite bathroom and a further family bathroom. Externally you will find mature gardens to the front along with off street parking which leads to a full depth garage. This has potential to be converted into additional living accommodation subject to the usual consents being obtained. The garden to the rear is also a good size with access from both sides of this outstanding corner property.

Wembley Park is in the midst of a major regeneration programme at present attracting investors & families from far & wide. The property is conveniently positioned within a short distance to excellent local Schools including the new International Lycee, Wembley Park Metropolitan & Jubilee line tube station, Fryent Country Park offering peaceful walks with amazing views and the new London Designer Outlet, offering an array of popular shops & restaurants. Major road networks close by include the A406, the A40, the M1 & the A1.

We have been selling homes in Wembley for decades and we can assure you, properties of this nature do not become available on the open market very often, so we strongly advise an early viewing to avoid disappointment.

