10 Queenscourt, WEMBLEY, Middlesex, HA9 7QU

A MAGNIFICENT FOUR BEDROOM, THREE RECEPTION, FAMILY HOME We are delighted to have been favoured with instructions to bring to the market this superb semi detached property located within close proximity to the London Designer Outlet, benefitting from an array of popular shops, restaurants & family activities. The property offers an abundance of potential, benefitting from a wide side plot which could be significantly extended subject to the usual consents being obtained.

Internally the property briefly comprises of a large welcoming entrance hallway, a downstairs W/C, a front reception room with an interconnecting rear reception room, a separate dining room which leads through to a fitted kitchen and a side storage room, four bedrooms and a family bathroom with a further separate W/C.
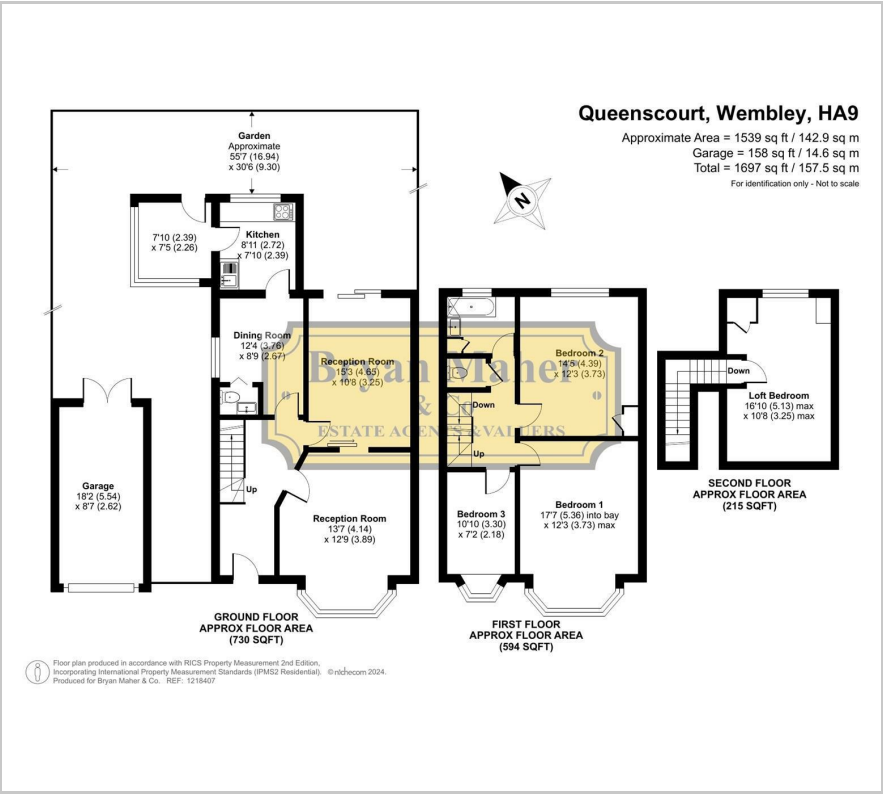
Externally you will benefit from off street parking to the front which leads to the detached garage on the side and a well stocked garden to the rear.

We strongly anticipate huge demand for this superb family home, so an early viewing is strongly advised to avoid disappointment.

- MAGNIFICENT FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- LARGER STYLE SEMI DETACHED
- OFF STREET PARKING & DETACHED GARAGE
- AMAZING POTENTIAL FOR SIDE EXTENSION STPP
- DOWNSTAIRS W/C
- CLOSE TO THE LONDON DESIGNER OUTLET
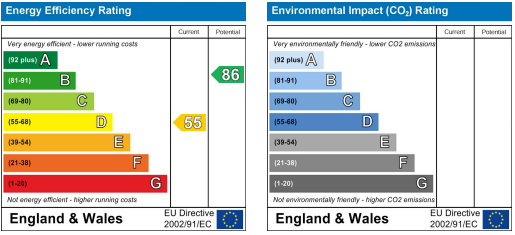- HIGHLY SOUGHT AFTER LOCATION

£739,950

Floor Plan

Queenscourt, Wembley, HA9

Approximate Area = 1539 sq ft / 142.9 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1697 sq ft / 157.5 sq m
For identification only - Not to scale

Garden
Approximate
55'7 (16.94)
x 30'6 (9.30)

Kitchen
8'11 (2.72)
x 7'10 (2.39)

7'10 (2.39)
x 7'5 (2.26)

Dining Room
12'4 (3.76)
x 8'9 (2.67)

Reception Room
15'3 (4.65)
x 10'8 (3.25)

Bedroom 2
14'5 (4.39)
x 12'3 (3.73)

Loft Bedroom
16'10 (5.13) max
x 10'8 (3.25) max

Garage
18'2 (5.54)
x 8'7 (2.62)

Reception Room
13'7 (4.14)
x 12'9 (3.89)

Bedroom 3
10'10 (3.30)
x 7'2 (2.18)

Bedroom 1
17'7 (5.36) into bay
x 12'3 (3.73) max

SECOND FLOOR
APPROX FLOOR AREA
(215 SQFT)

GROUND FLOOR
APPROX FLOOR AREA
(730 SQFT)

FIRST FLOOR
APPROX FLOOR AREA
(594 SQFT)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC