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# 64 Barn Hill, Wembley, HA9 9LQ

*GUIDE PRICE £950,000-£975,000 *AN EXTREMELY UNIQUE & HIGHLY VERSATILE DETACHED PROPERTY LOCATED ON BARN HILL* We are delighted to bring to the market this detached property located in a prime position on the upper slope of Barn Hill, backing onto Fryent Country Park. The property is currently configured as two independent leasehold flats, for which we are also including the freehold title. The flats can either be kept as they are or alternatively, the property could be converted back into a beautiful four bedroom detached family home, offering ample scope for both side & rear extensions. This really could be the perfect opportunity for a discerning buyer seeking to improve, extend and add significant value to their next home.

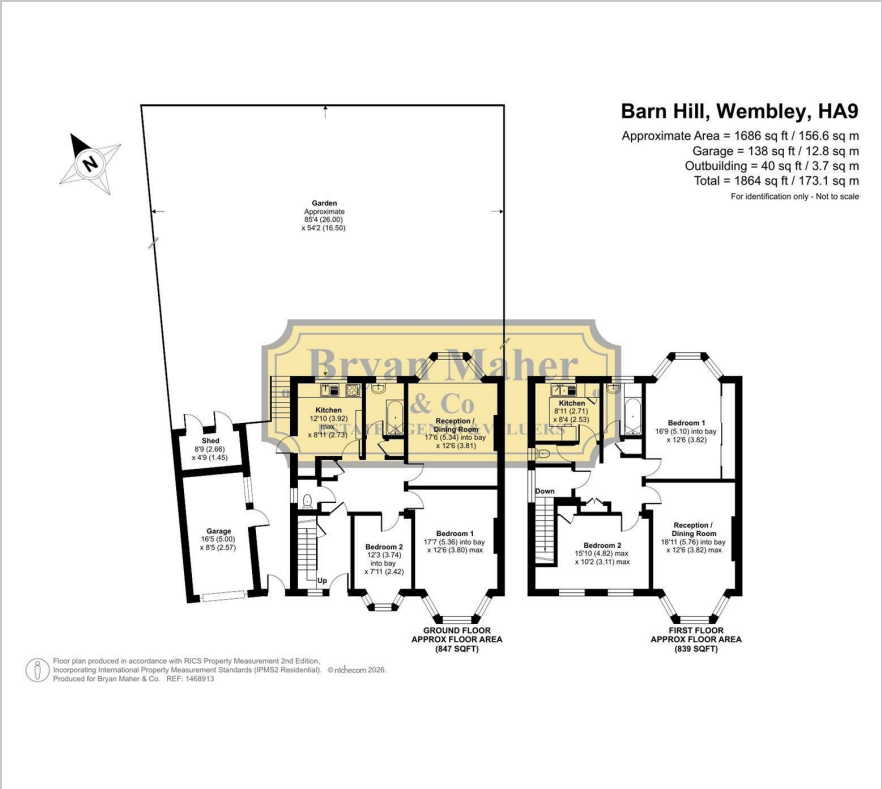
At present, the ground floor briefly comprises of a large welcoming entrance hallway, a fitted kitchen, a large lounge, two bedrooms, a family bathroom with a separate W/C. The first floor currently comprises of a fitted kitchen, a large lounge, two bedrooms, a family bathroom with a separate W/C. The front provides off street parking which leads to a detached garage and there is a large garden to the rear.

The first floor council tax is band C and the EPC is currently band E (49-74).

## Price Guide £950,000

- LARGE UNIQUE DETACHED PROPERTY
- CURERENTLY 2 X TWO BEDROOM FLATS
- PRIME BARN HILL LOCATION
- POTENTIAL FOR A LARGE SIDE EXTENSION stpp
- LARGE REAR GARDEN
- TWO BATROOMS WITH SEPARATE W/C's
- FREEHOLD TITLE INCLUDED
- HIGHLY REGARDED SCHOOLS CLOSE BY
- WEMBLEY PARK MET' & JUBILEE LINE TUBE
- CHAIN FREE SALE

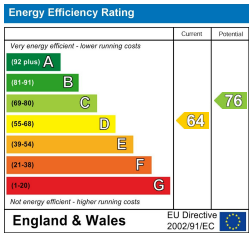
## Floor Plan

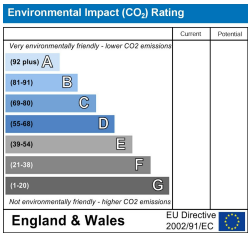



## Area Map




## Energy Efficiency Graph












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