



## 45 Grendon Gardens, Wembley, HA9 9NE

\*A WONDERFUL FOUR BEDROOM DETACHED FAMILY HOME ON THE BARN HILL ESTATE\*  
 We are delighted to bring to the market this superb detached property located on this highly sought after road on the Barn Hill Estate. The property is perfectly positioned for Wembley Park tube station benefitting from the Metropolitan & Jubilee line offering quick access around London & the surrounding areas.

The property briefly comprises of a welcoming entrance hall, a guest cloakroom, a front reception room, an open plan lounge & dining room, a good size kitchen, four first floor bedrooms and a family bathroom.

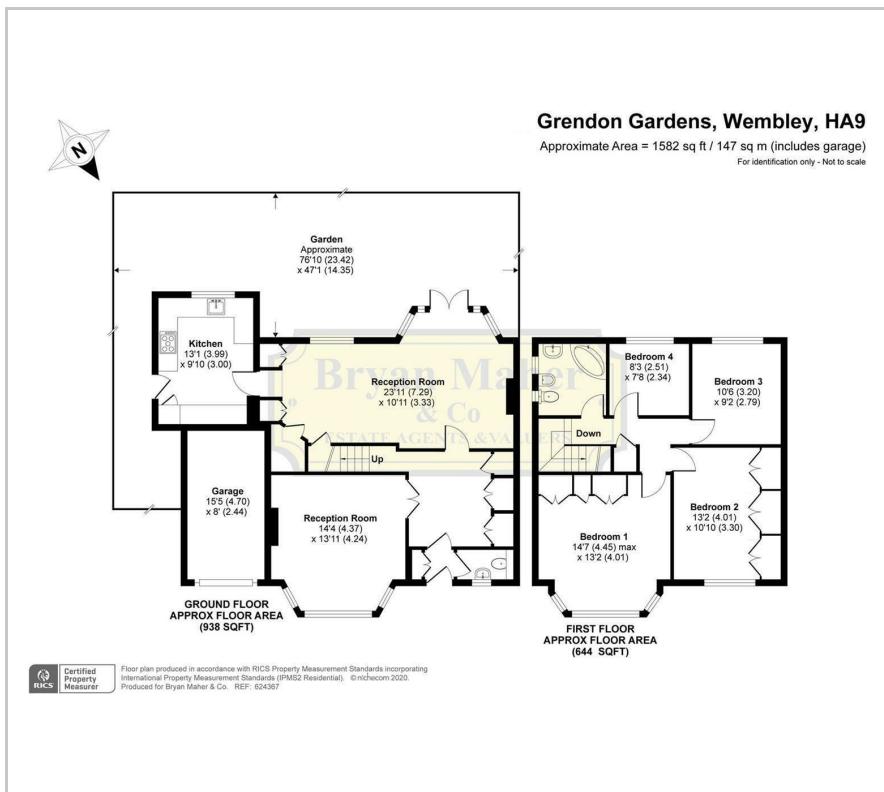
The front of the property provides ideal off street parking leading to a side garage and there is a nice size garden to the rear.

The property further benefits from planning permission granted to extend.

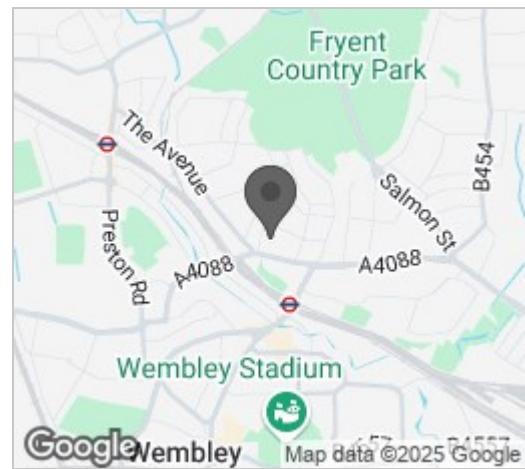
**£949,950**

- FOUR BEDROOMS
- DETACHED FAMILY HOME WITH PLANNING PERMISSION
- LARGE ENTRANCE HALLWAY
- OPEN PLAN LIVING & DINING ROOM
- GOOD SIZE KITCHEN
- DOWNSTAIRS W/C
- GARAGE VIA YOUR OWN DRIVEWAY
- AMPLE OFF STREET PARKING
- HIGHLY DESIRABLE BARN HILL LOCATION
- CLOSE TO WEMBLEY PARK MET & JUBILEE LINE TUBE

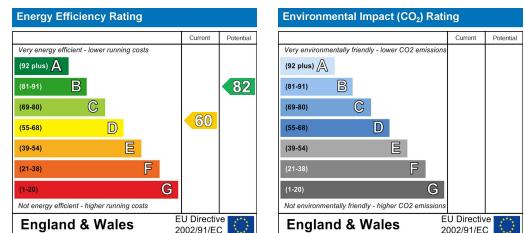
## Floor Plan



## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.