



## Pettsgrove Avenue, Wembley

David Conway & Co are delighted to offer this character spacious three bedroom terraced house situated in this Quiet cul de sac within easy reach of Sudbury Town Piccadilly Line Tube and approx. 3/4 of a mile to Wembley Central Station (Bakerloo line). Comprises two open plan receptions 18'3 x 15'1 and 13'0 x 11'0, and 9'6 x 7'3 kitchen. The property boasts a beautiful 150' south facing well secluded rear garden.

Asking Price Of £439,950

Freehold



- CHARACTER TERRACED HOUSE
- SPACIOUS THREE BEDROOMS
- 18'3 X 15'1 OPEN PLAN LOUNGE
- 13'0 X 11'0 DINING AREA
- 9'6 x 7'3 KITCHEN
- GAS CENTRAL HEATING
- DOUBL GLAZED ALUMINIUM WINDOWS
- 150' SOUTH FACING GARDEN
- RE-TILED ROOF
- APPROX 400 YARDS TO SHOPS

## Property Description

DOUBLE GLAZED ENTRANCE PORCH  
Door to:-

### OPEN PLAN LOUNGE

18' 3" x 15' 1" (5.56m x 4.6m) Radiator, stairs to first floor landing, feature brick fireplace with shelving, archway to kitchen, opening onto:

### DINING AREA

13' 0" x 11' 0" (3.96m x 3.35m) Radiator, sliding double glazed door to garden.

### KITCHEN

9' 6" x 7' 3" (2.9m x 2.21m) White gloss wall units, matching base units with laminated worktops over, inset stainless steel sink unit with mixer tap and cupboards under, recently fitted gas central heating boiler, space for oven and fridge/freezer, plumbed for washing machine, part tiled and wood panelled walls, new double glazed aluminium rear aspect window, double glazed door to garden.





#### LANDING

Access to insulated loft.

#### BEDROOM ONE

13' 6" x 12' 7" (4.11m x 3.84m) Aluminium double glazed rear aspect window, walk in dressing room, radiator

#### BEDROOM TWO

14' 0" x 12' 7" (4.27m x 3.84m) Aluminium double glazed front aspect window, radiator

#### BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m) Built in cupboard housing copper hot water cylinder, radiator.



#### BATHROOM/WC

Panelled bath with shower/mixer taps, pedestal wash basin, low level wc, double glazed rear aspect, frosted window, radiator, part tiled walls.

#### MAGNIFICENT SOUTH FACING GARDEN

Approximately 150' well secluded, with crazy paved patio leading to lawn, flower beds various shrubs and trees.

#### MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveying experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems,



# Pettsgrove Avenue, Wembley, HA0 3AF

Approximate Gross Internal Area  
94.5 sq m / 1017 sq ft

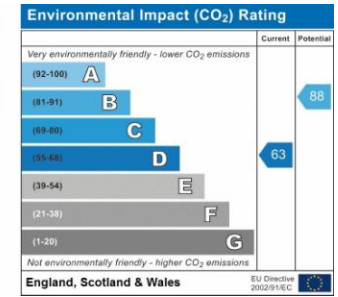
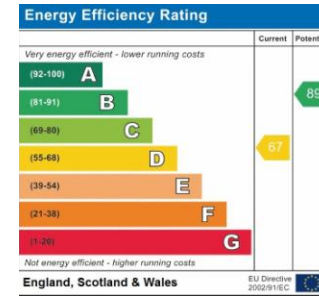
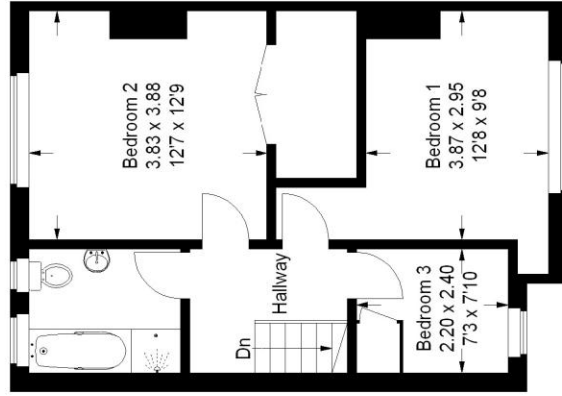
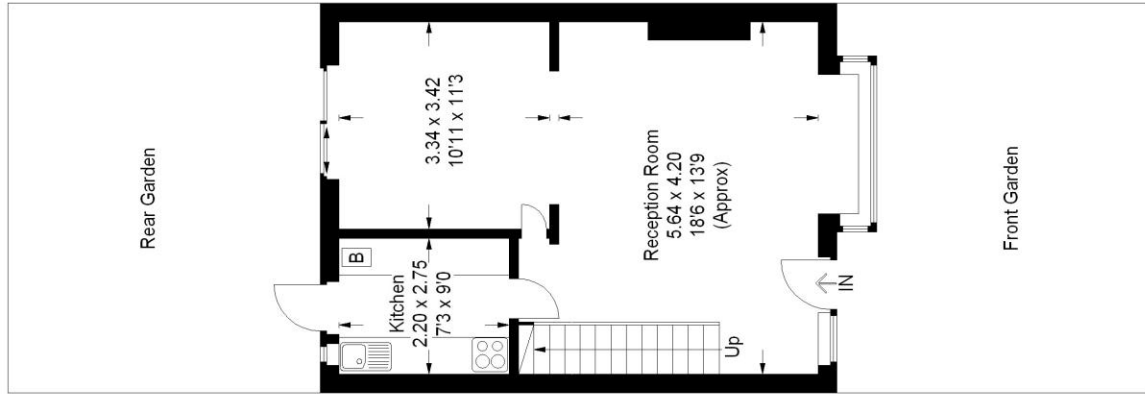


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