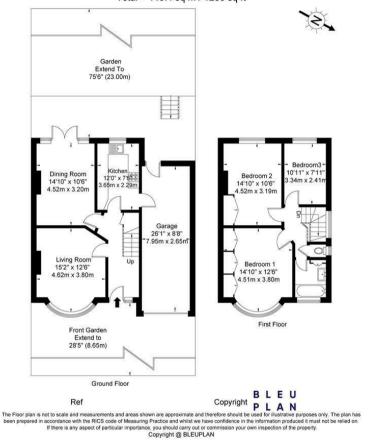


### Floor Plan

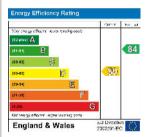
# **Windermere Avenue Wembley HA9 8RY**

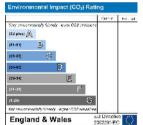
Approx Gross Internal Area = 98.4 sq m / 1059 sq ft Garage = 21 sq m / 227 sq ft Total = 119.4 sq m / 1286 sq ft



- NO UPPER CHAIN
- THREE BEDROOM'S / SEMI-DETACHED
- GARAGE VIA OWN DRIVEWAY
- POTENTIAL TO EXTEND TO SIDE, REAR & LOFT SUBJECT TO PLANNING
- OFF STREET PARKING
- PERFECT FIRST TIME PURCHASE IN NEED OF MODERNISATION 'BLANK CANVAS'
- EPC RATING D / COUNCIL TAX BAND E
- ONLINE VIRTUAL TOUR: https://my.matterport.com/show/?m=wfhFb9vqJkY
- 2 MINS WALKING DISTANCE TO S.KENTON
- VIEWINGS STRICTLY BY APPOINTMENT ONLY

# **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.

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