



District Road,  
Wembley, HA0 2LF

£650,000

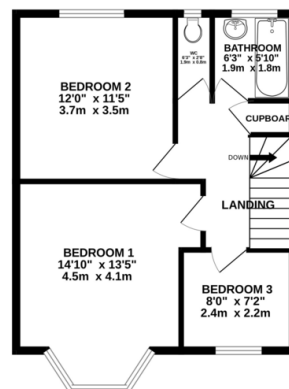
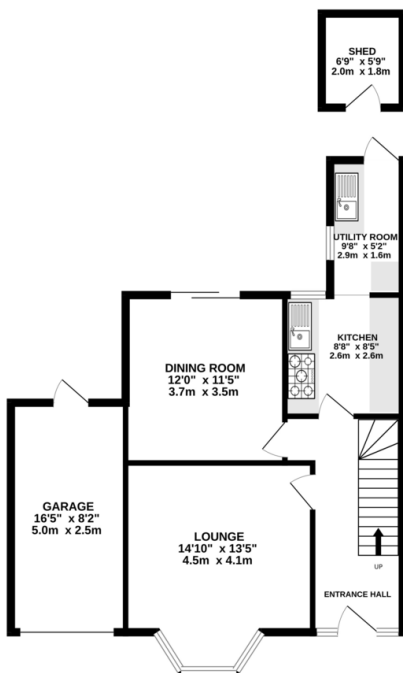
# Property Summary

Magic Brick are pleased to present to the market this end of terrace house situated on this corner plot and offers potential to extend to side, rear and loft (subject to planning permission). This lived in family home provides easy access to local schools, shops and transport links and comprises of two reception rooms, kitchen, utility room, three bedrooms and bathroom with separate WC. The property benefits from double glazing, gas central heating, off street parking, garage via own drive, shed and front, rear and side gardens



GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

- End of Terrace House
- Corner Plot
- Three Bedrooms
- Two Reception Rooms
- Garage Via Own Drive
- Double Glazing
- Gas Central Heating
- Front, Rear and Side Gardens
- Close To Transport Links
- Potential To Extend

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements