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THE CROSSWAYS, WEMBLEY

£800,000

CALL HAMILTON ESTATES FOR THIS FANTASTIC OPPORTUNITY ON 020 83851221. THIS PROPERTY JUST NEEDS A LITTLE TWEAKING TO BE THE PERFECT FAMILY HOME!! WE HAVE VERY MOTIVATED VENDORS LOOKING FOR A QUICK SALE HENCE THE PRICE. THE PROPERTY IS SITUATED IN THE SOUGHT AFTER BARN HILL ESTATE OF WEMBLEY. THIS SUPERB PROPERTY COMPRISES OF; THREE LARGE RECEPTION ROOMS, AN EXTENDED FITTED KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM AND W/C, THREE DOUBLE BEDROOMS, WC WITH MASTER BEDROOM, FAMILY BATHROOM WITH SEPARATE SHOWER



Entrance Hall 11'05" X 9'00" (3.48m X 2.74m)

Georgian style Double glazed window to front aspect, radiator, oak flooring, understairs cupboard housing meters, alarm system, inset spotlights to ceiling open to:

Lounge / Reception 1 13'05 x 11'05 (4.09m x 3.48m)

Georgian style Double glazed window to front aspect, radiator, oak flooring, TV aerial point, gas fireplace (not tested) with stone surround, air conditioning unit (not tested),

Dining Room / Reception 2 12'11' x 11'6' (3.94m x 3.51m)

Double glazed patio doors to garden, Laminate flooring, tv point.

Bedroom 4 / Reception 3 16'3' x 7'10' (4.95m x 2.39m)

Double glazed window to rear, laminated flooring, radiator.

Kitchen Diner 16'11' x 11'5' (5.16m x 3.48m)

Range of wall mounted and floor standing storage units with work surfaces, 2 x windows to rear, double bowl sink unit and drainer, gas hob with built-in electric oven, concealed lighting.

Utility Room 8'5 x 4' (2.57m x 1.22m)

Skylight, tiled floor, plumbed for washing machine, Door leading to shower room.

Shower Room 10'4 x 4' (3.15m x 1.22m)

Shower cubicle, tiled floor and walls, wash hand basin with mixer tap, low level WC.

Landing

Storage cupboard, access to loft space, Double glazed window side.

Bedroom 1 13'8 ' x 11'5' (4.17m 'x 3.48m)

Front aspect double glazed window, laminated flooring, radiator, air conditioning unit (not tested), door to separate WC.

Bedroom 2 13' x 11'6' (3.96m x 3.51m)

Double glazed window to rear, radiator, laminated flooring.

Bedroom 3 11'6' x 9'11' (3.51m x 3.02m)

Double glazed window to rear, fitted wardrobes, laminated flooring, radiator.

Family Bathroom 8'02 x 6'07 (2.49m x 2.01m)

2 x double glazed windows to front aspect, panelled bath, shower cubicle, low level WC, wash hand basin, tiled walls and floor.

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Garden

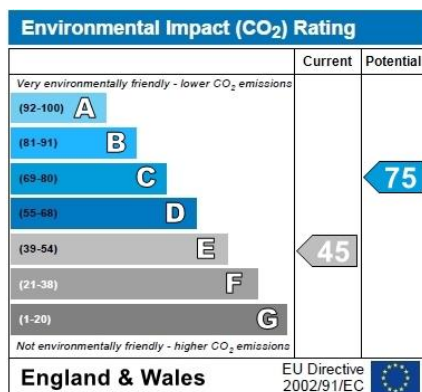
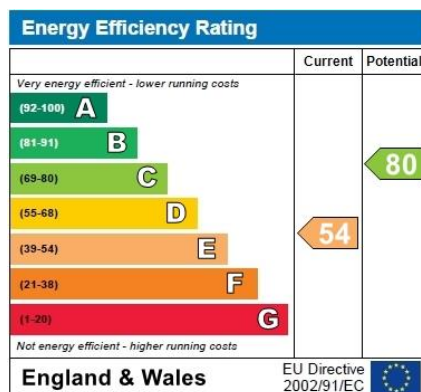
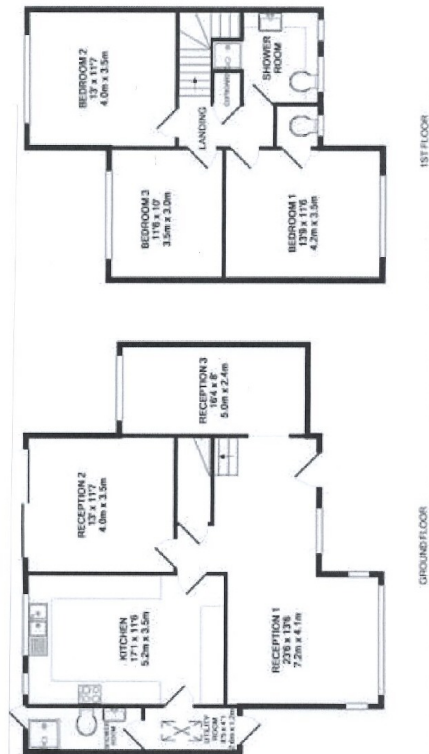
Private garden with Patio hardstand area, Mature lawn, outside tap, plug sockets, flower beds and borders, fenced boundaries and steps to summer house.

Summer House / Office 17' x 13' (5.18m x 3.96m)

To rear of garden, laminated flooring, panelled walls, lighting.

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