



**Total Area: 165.2 m<sup>2</sup> ... 1779 ft<sup>2</sup> (excluding garden, driveway, side passage)**  
This floor plan is produced in accordance with NICE Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised.



**Basing Hill, Wembley, HA9 9QW**

Located in the sought-after Basing Hill, this impressive six-bedroom semi-detached home offers a generous 1,779 sq. Ft. of living space. Thoughtfully designed across two floors, this home provides ample space for modern family living, entertaining, and working from home.

The ground floor features a spacious living room, a modern open-plan kitchen and dining area, and a bright conservatory that overlooks the beautifully landscaped garden. A ground-floor bedroom provides versatility, making it ideal as a guest room, home office, or additional living space. The large driveway at the front offers off-street parking for multiple vehicles, ensuring convenience for residents and guests.

Upstairs, five well-proportioned bedrooms provide ample sleeping and storage space, along with a contemporary family bathroom. The large private garden at the rear features a mix of decking and lawn, creating the perfect setting for outdoor dining and relaxation.

This home is in an excellent location, within close proximity to highly-rated schools, transport links, and local amenities, making it a fantastic choice for families and investors alike.

Freehold

