



Linthorpe Avenue

, Wembley, HA0 2ES

Asking Price £535,000



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PROPERTY LOCATION

Linthorpe Avenue is a quiet residential road, set back off the Harrow Road, opposite Barham Park. The road is a mix of bungalows and houses on one side and purpose-built flats on the other side. Situated an 8 to 10 minute walk from Wembley High Road and Ealing Road providing access to shopping and dining. A 10-minute walk of both Sudbury Town and Wembley Central Stations and bus stops on both Chaplin Road and Harrow Road. Within the catchment area of both Barham Primary School and Alperton Community School. With Barham Park right on your doorstep with its walled gardens, children's playgroup and open space you can always get your daily steps in.

PROPERTY OUTSIDE

The property has its own drive and a garage, the street has residents permit parking and pay and display. The front garden is paved with several flower beds. The garage, with direct access into the kitchen/dining area, has power, light and houses the boiler.

PROPERTY INSIDE

As you enter the bungalow you walk into the hallway which opens into the dining area and then into the kitchen. The kitchen is fitted out in white cabinetry and has a door to the garden. The kitchen has two skylights that flood the area with light, so even on those dark overcast days the kitchen and dining area are still bright and airy. There is also an internal door to the garage from the dining area. To the front of the property, we have the principal bedroom, which has a wide bay window to let in the morning sunshine and also benefits from fitted wardrobes. Adjacent to the principal

bedroom we have the shower room, which is fully tiled and has a walk-in shower. Opposite the shower room we have the second bedroom with front aspect. From the open plan dining area, you approach the spacious reception room which spans the rear of the property with sliding patio doors onto the large west-facing garden.

PROPERTY REAR

There is a large paved patio immediately to the rear, providing the perfect space for al fresco dining. Framed by white-washed walls, it can feel like a Mediterranean oasis on a sunny day. The majority of the secluded garden is laid to lawn with mature shrubs, borders and a pear tree. At the rear there is an area that could be turned into your own vegetable garden or a children's play area.

OTHER INFORMATION

Council Tax Band - D

Tenure - Freehold

Potential to extend (subject to planning permission and building control consents)

Location of Boiler - Garage

Make of Boiler - Worcester Bosch

Potential Rental Value - £1550.00 - £1650.00

Parking Arrangements - Garage own drive. Permit required for certain times street parking.

Owners Position - No chain

Garden Direction - West Facing



Road Map



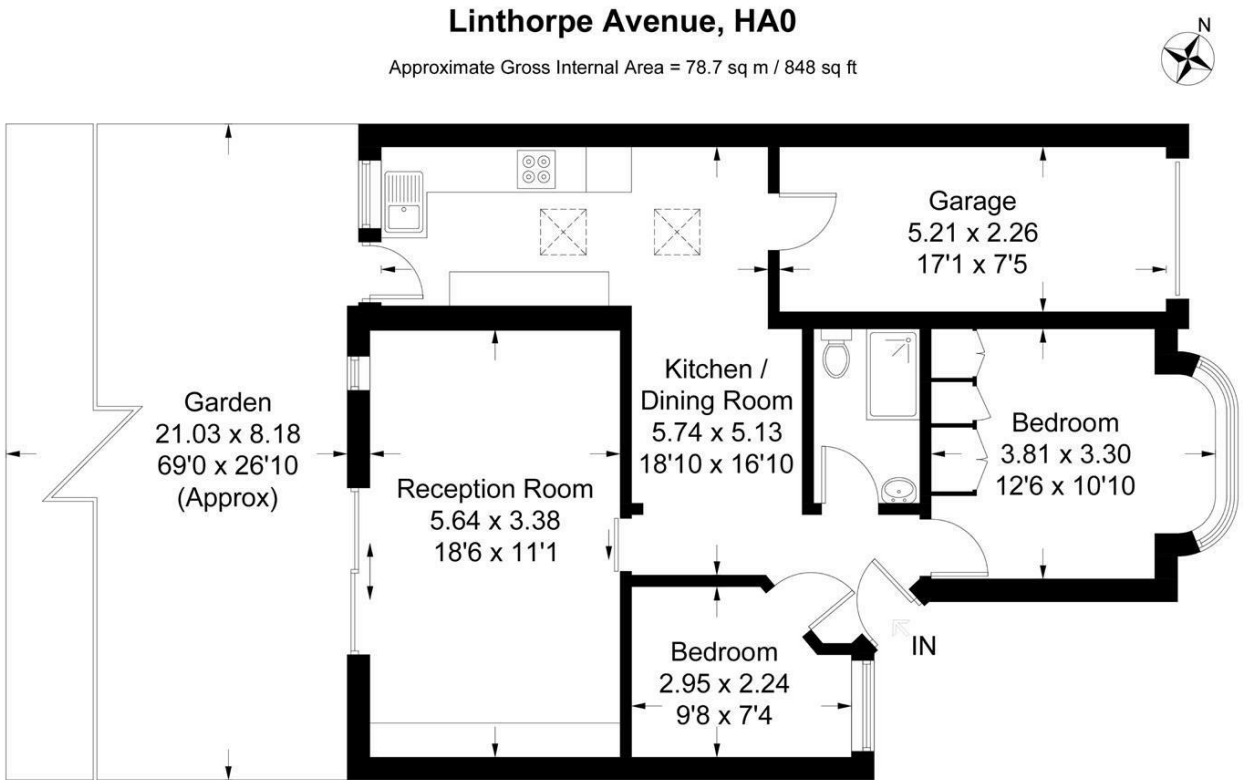
Hybrid Map



Terrain Map



Floor Plan

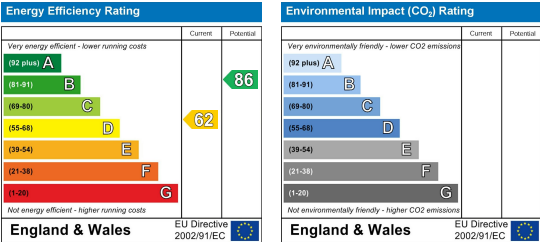


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Viewing

Please contact us on 0208 903 3909 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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