



10 Highfield Avenue

, Wembley, HA9 8LE

Guide Price £600,000



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LOCATION

Equidistant at 0.6 Mile to Preston Road Station (Met Line) and Wembley Park Station (Met & Jubilee lines) and their respective High Streets | Walking Distance to Preston Manor School | Sought After Road | Close to London Designer Outlet.

Highfield Avenue is a quiet, residential road running between Preston Road at the west end and Forty Avenue at the southeast end. A highly sought after location within the Preston Manor and Wembley Primary catchment area. East Lane & Preston Road provides a variety of independent shops, cafes, and restaurants.

Highfield Avenue is approximately a 15-minute walk from Boxpark Wembley and the Stadium, with the retail park, independent shops, and Wembley Market close by.

King Edward Park, open since 1914, is also close by offering open parkland, soccer fields, tennis courts, a bowling green, playground & outdoor gym.

PROPERTY SPECIFICS

The property has been extended to include family room, large kitchen and downstairs cloakroom and offers a large 1216 sq ft of living space.

There is also the possibility to extend above this or into the loft area, subject to planning approval.

The loft has been recently boarded and the roof was replaced a few years ago.

WALK THROUGH

To the front of the property is a handy porch area leading to the hallway, with doors on to a large sitting room with an open through lounge to the dining area, a large spacious kitchen which in turn leads onto a family room, great for watching the tv, whilst preparing dinner. There is an additional downstairs cloakroom.

Upstairs are two double bedrooms a good sized single bedroom and a newly refurbished family bathroom and an additional shower room.

To the front of the house is a large driveway for two to three cars, with side access to a lovely easily maintained garden.

The rear garden has a newly laid patio and path and is mainly laid to lawn with flower borders. There is also a summer house with light and water which is currently being used as a gym with a storage room inside and the additional benefit of unobtrusive covered storage behind the summer house.

LOCAL AMENITIES

Wembley is perfectly positioned with fast train links into Baker Street and Amersham and the nearby A40 and A406 providing access into and out of London.

Highfield Avenue is also well served by bus routes - 204 (Sudbury Town / Edgware), 79 (Alperton / Edgware) & 245 (Alperton / Golders Green).

On Wembley Park Drive there are a comprehensive range of local shops, a supermarket, and a good number of restaurants, cafes, and coffee shops.

Other Information (as advised by the seller):

Council Tax Band: E

Tenure: Freehold

Stamp Duty Family Home (based on marketing price):
£20,000 (on the basis that you are not a first-time buyer
and this is not an additional property)

Location of Boiler: Kitchen

Age of Boiler: 10 years+

Age of Windows: 20 years+

Approx. Age of Construction: 1930's approx

Loft: Potential to Convert (stp)

Garden Direction: South

Garden Fence: TBC

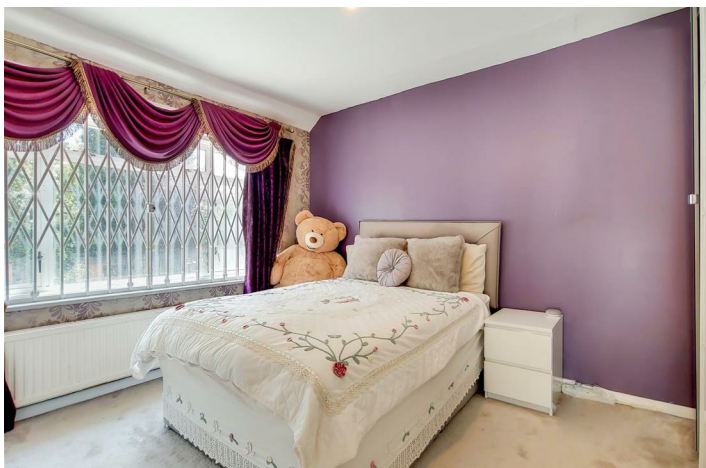
Potential Rental Value: £1850 - £2000 pcm

Parking Arrangements: Off Street for 2 Cars (possibly 3)

Vendors position: Ready to move with an onward
purchase

*Please verify these details through the conveyancing
process

*All distances or travel times are based on Google Maps



Road Map



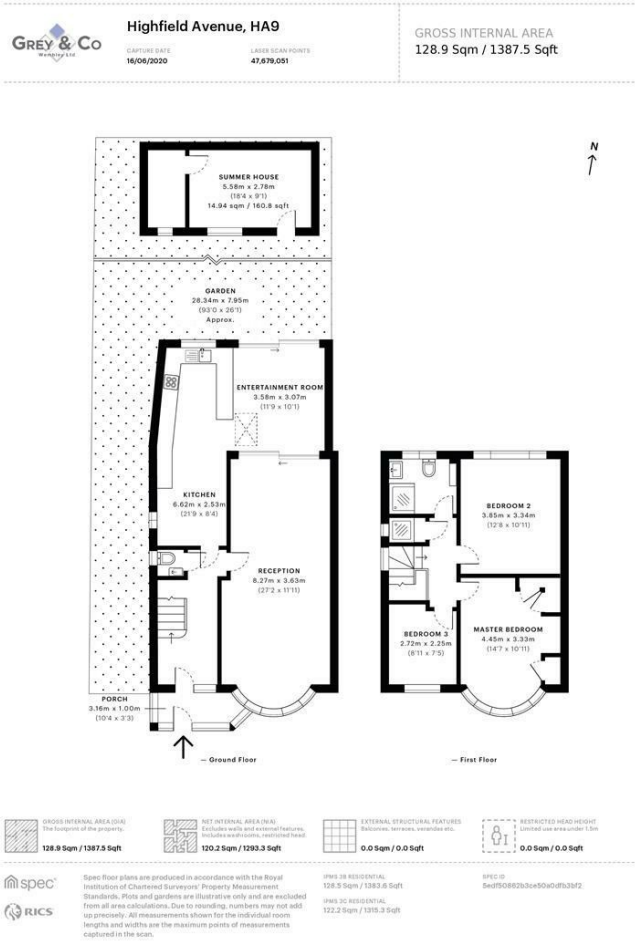
Hybrid Map



Terrain Map



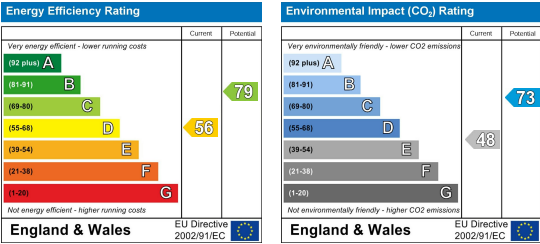
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.