

96 UXENDON HILL WEMBLEY, HA9 9SJ

£809,950
FREEHOLD

Nestled in the desirable Barn Hill Estate of Wembley, this charming four bedroom semi detached house offers a perfect blend of comfort and convenience. The property has been well maintained and is presented in good condition, making it an ideal family home for those seeking space and accessibility.

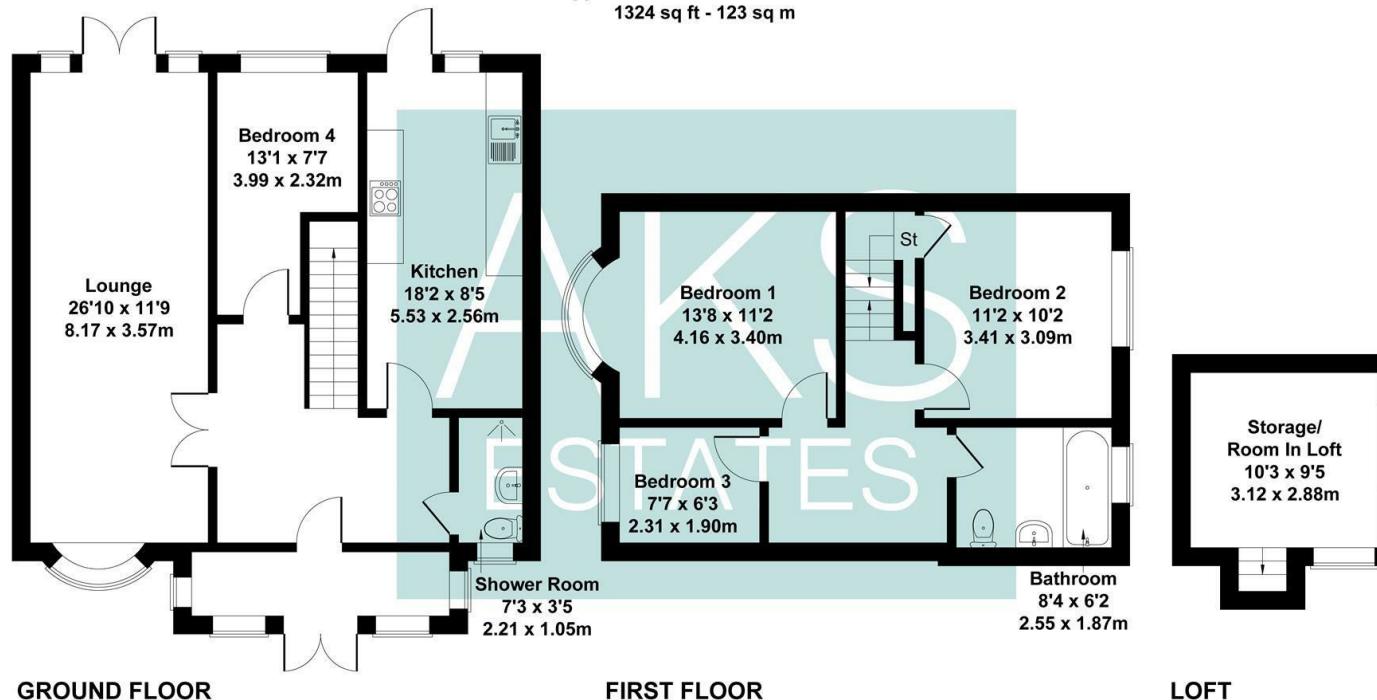
The house features a welcoming reception room that provides a warm and inviting atmosphere for family gatherings and entertaining guests. The four generously sized bedrooms offer ample space for relaxation and personalisation, catering to the needs of a growing family. With two well appointed bathrooms, morning routines will be a breeze, ensuring that everyone has their own space.

The location is particularly advantageous, as it is close to a variety of local amenities, including shops, schools, and parks, making daily life both convenient and enjoyable. The surrounding area is known for its community spirit and family friendly environment, further enhancing the appeal of this property.

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Uxendon Hill, Wembley

Approximate Gross Internal Area
1324 sq ft - 123 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | 62 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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