

FREEHOLD



House: EPC C

CHALFONT AVENUE, WEMBLEY. HA9 6NW

Offers In Excess Of

£750,000



5 Bedroom Investment located in Wembley


GUIDE PRICE £750,000 - £800,000 Presenting for sale this substantial and extended semi detached house set on a prime corner plot close to Harrow Roads multiple shops and bus services. The property briefly comprises of 5 bedrooms, 3 reception rooms, kitchen diner, 2 bathrooms and a detached garage.

The property benefits from double glazing and gas central heating and has the additional benefit of having planning to convert into 2 units making an ideal opportunity for homeowners, investors and developers looking to add value. Viewings are highly recommended in order to appreciate the scale, scope and huge potential this property offers.



Council Tax Band

Energy Performance Graph

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

Call us on
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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 are advised to recheck the measurements.



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