

Jamie Dean & Co

Estate Agents and Valuers

CHAMBERLAYNE AVENUE, **PRESTON ROAD, WEMBLEY**



PRICE £540,000 FREEHOLD

- * THREE BEDROOM TERRACED HOUSE ***
- * FITTED KITCHEN AND BREAKFAST ROOM * DOWNSTAIRS WC ***
- * EN-SUITE WC/SHOWER ROOM * FAMILY BATHROOM ***
- * ALLOCATED PARKING SPACE * SINGLE GARAGE ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this three-bedroom terraced home, nestled in the heart of the Preston Road area of Wembley. Offered in good condition and featuring two double bedrooms, as well as a single bedroom, the property also boasts a family bathroom, en-suite WC/shower room and a handy downstairs guest WC.

Just 0.4 miles from Preston Road Station (Metropolitan Line), as well as only a mile from Wembley Park Station (Jubilee Line), commuting or trips to the city are a breeze. The London Designer Outlet, renowned for its shopping, dining, and entertainment, along with the Wembley Stadium, are just 1.2 miles away, offering vibrant leisure options right on the doorstep. Offered with no upper chain, viewing by serious purchasers is highly recommended.

Tel: 020 8954 6166

91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ

Email: sales@jamie-dean.co.uk

www.jamie-dean.co.uk

Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

Front door to...

Entrance

Hallway: Wood effect laminate flooring, Central heating radiator.

Guest WC: Low-level flush WC, vanity wash hand basin, central heating radiator, 'Vortice' extractor fan, ceiling light.

Reception

Room: **17'8 x 14'5 (5.38m x 4.39m) Max.** Wood effect laminate flooring, ceiling light, central heating radiator, double glazed windows to front, door to...

**Kitchen/
Breakfast Room**

14'5 x 8'9 (4.39m x 2.66m). Fitted wall and base units with work surfaces over, stainless steel sink with mixer tap, 'Whirlpool' inset gas hob, built in 'Whirlpool' electric oven, 'Vaillant ecoTEC 415' gas central heating boiler, central heating radiator, wood effect laminate flooring, large walk-in in storage cupboard, ceiling light, double glazed windows and double doors to rear garden.

First Floor Landing: Fitted carpet, ceiling light, cupboard housing 'Heatrae Sadia Megaflo' cylinder.

Bedroom One: **11'5 x 8'4 (3.47m x 2.54m).** Double glazed windows to front, central heating radiator, fitted carpet, ceiling light, door to...

**En-suite WC/
Shower Room:**

Low-level flush WC, vanity wash hand basin with mixer tap, enclosed shower cubicle with 'Aqualisa' shower, central heating radiator, wall mounted medicine cabinet, ceiling light, extractor fan.

Bedroom Two: **10'4 x 8'4 (3.14m x 2.54m).** Fitted carpet, ceiling light, central heating radiator, double glazed windows to rear.

Bedroom Three: **8'6 x 5'8 (2.59m x 1.72m).** Fitted carpet, ceiling light, central heating radiator, double glazed windows to front.

Bathroom: **6'0 x 5'5 (1.82m x 1.65m).** Part tiled walls, white suite comprising panelled bath with mixer tap and hand shower attachment, vanity wash hand basin with mixer tap, low-level flush WC, double glazed window to rear, wall mounted medicine cabinet, ceiling light.

Rear Garden: Mainly laid to lawn.

Garage: Single garage with up and over door in detached block of three.

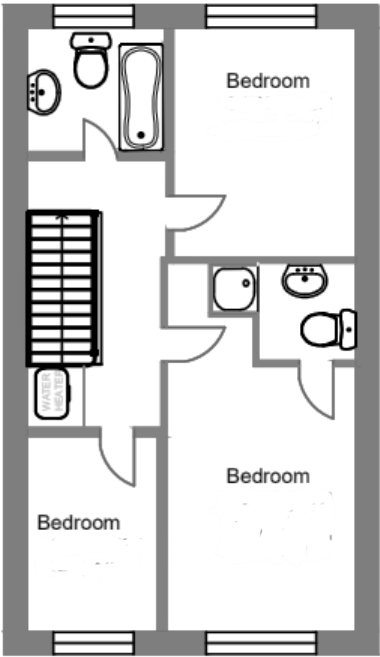
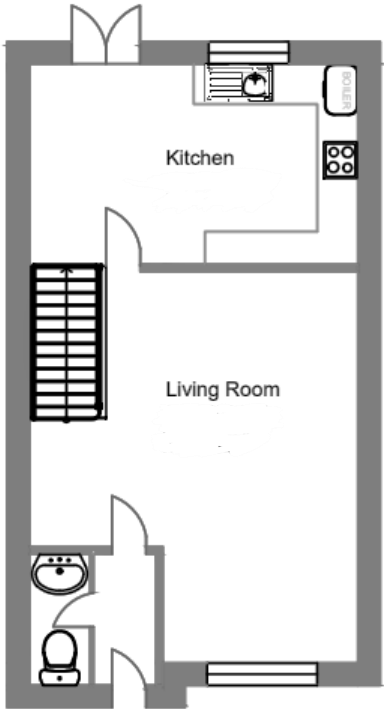
Council Tax: Band E (Borough of Brent) – Approx £2607.18 per annum.

Service Charge: £248.55 per annum.

The property is owned by the proprietor of Jamie Dean & Co

Chamberlayne Avenue, Preston Road, Wembley continued...





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SOLE AGENT
JAMIE DEAN & CO
020 8954 6166



Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.