



GREY & CO
ESTATE AGENTS



Vivian Avenue, Wembley, HA9

Guide Price: £750,000

Freehold

Vivian Avenue, Wembley, HA9

A recently refurbished five bedroom semi-detached house for sale located on a popular tree lined road. This house offers lots of living space, good-sized garden and parking for multiple cars. Early viewings are advised.

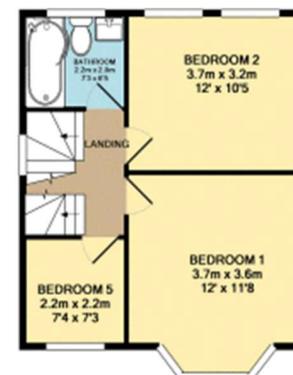
This property consists of a front aspect reception room, downstairs shower room, open plan kitchen/living area and a lovely landscaped garden. On the first floor, you have three bedrooms and the main family bathroom. The loft has also been converted into two bedroom with storage and a further bathroom.

Located on Vivian Avenue very close to multiple transport links including Stonebridge Park Underground Station, Wembley Stadium Rail Station and Wembley Park Underground Station. The owner will also benefit from having easy access to the A406, M1 and A40.

- Freehold
- Five Bedroom Semi-Detached House
- Open Plan Kitchen/Living Area
- Own Driveway
- Popular Tree Lined Road
- Close To Good Schools
- Recently Refurbished



GROUND FLOOR
APPROX. FLOOR
AREA 18.4 SQ.M.
(822 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.1 SQ.M.
(442 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 26.3 SQ.M.
(505 SQ.FT.)

TOTAL APPROX. FLOOR AREA 145.7 SQ.M. (1568 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.