THE CROSSWAYS, WEMBLEY, MIDDLESEX, HA9
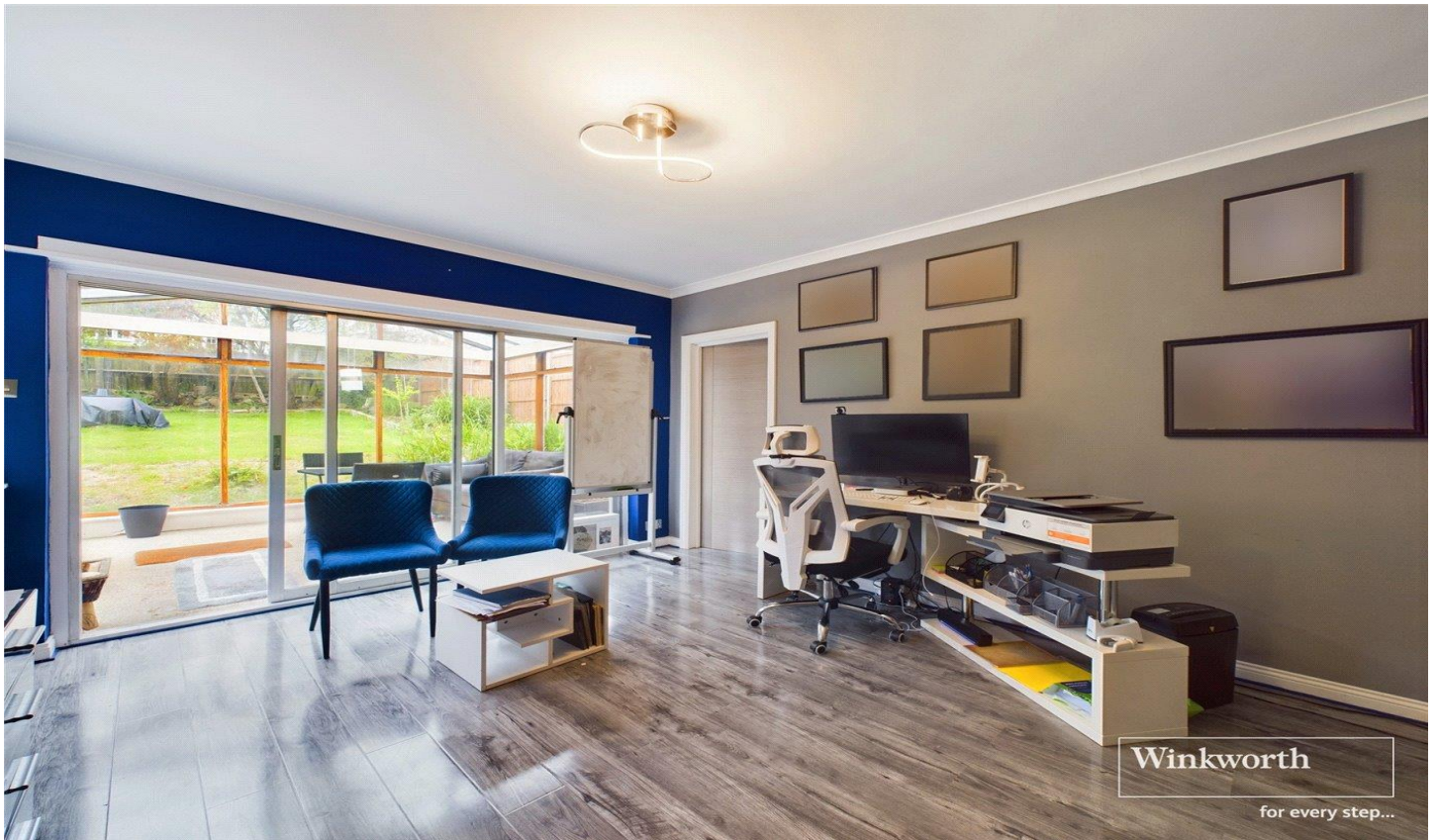**OFFERS IN EXCESS OF £900,000** FREEHOLD

STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

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Discover your forever family home! This charming, detached residence boasts a vibrant ambiance throughout, offering ample space for family living and entertaining. Upon entering, you are greeted by two large and stylish reception rooms that exude elegance and comfort. The kitchen provides a practical space with potential for customization to suit your culinary needs. A study offers the perfect environment for work or leisure, whilst the sun-soaked conservatory invites you to unwind and enjoy the views of the lush garden. Two W/C's on the ground floor enhance the home's convenience. The property features four well-appointed bedrooms, one with a private en suite for added convenience. The family bathroom is also designed to meet the needs of a busy household. The gorgeous rear garden presents a tranquil haven ideal for relaxation or outdoor activities. The residence also benefits from off-street parking and a garage, ensuring peace of mind for your vehicles. With scope to extend, (STPP), this home offers endless possibilities for growth and personalization. Located close to Wembley's diverse array of shops, eateries, landmarks, Wembley Stadium, and the London Designer Outlet, as well as reputable schools and excellent transport links, this property ensures a lifestyle of convenience and leisure. Don't miss out on the opportunity to make this wonderful residence your own. An internal viewing is a must.

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Ground Floor

Conservatory
11'0" x 9'6"
3.25 x 2.91 m

4'0" x 6'0"
1.25 x 1.82 m

3'0" x 6'9"
0.93 x 2.07 m

Shed
7'0" x 6'3"
2.00 x 1.91 m

Office
11'0" x 13'0"
3.48 x 3.96 m

Garage
7'0" x 10'9"
2.12 x 3.29 m

Kitchen
11'6" x 9'10"
3.49 x 3.00 m

8'0" x 14'1"
2.54 x 4.29 m

Living Room / Hallway
23'0" x 13'6"
7.11 x 4.12 m

Bathroom
8'0" x 2'9"
2.48 x 0.86 m

WC
4'0" x 5'1"
1.08 x 1.54 m

Entry
7'0" x 4'7"
2.21 x 1.40 m

Floor 1

Bedroom 3
11'0" x 12'9"
3.46 x 3.91 m

Bedroom 2
12'0" x 10'0"
3.53 x 3.06 m

Landing
3'0" x 7'0"
0.93 x 2.13 m

Bedroom 1
12'0" x 13'9"
3.54 x 4.21 m

Bathroom
8'0" x 8'4"
2.45 x 2.57 m

Ensuite
2'0" x 5'3"
0.84 x 1.61 m

Approximate total area[1]
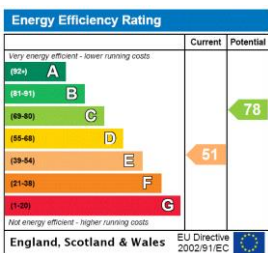1589.83 ft²
147.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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