



LYON PARK AVENUE, WEMBLEY, MIDDLESEX, HA0  
**£875,000 FREEHOLD**

## FIVE BEDROOM SEMI DETACHED RESIDENCE

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This generously sized semi-detached house has been a cherished family asset for decades and is now ready for a new family to put their personal stamp on. The bright and airy lounge, featuring a beautifully crafted fireplace, seamlessly connects to a compact kitchen, a study, and a spacious conservatory that is bathed in warm, natural light from the garden, complemented by lovely, panelled windows and French doors. The ground floor also includes a secondary utility area combined with an open-plan living space, a W/C, and a bedroom. Upstairs, you'll find another utility area, a simplistic bathroom, and four bedrooms, one of which features an en suite. Further benefits include off ample street parking big enough for several vehicles, an outbuilding and scope to extend further (STPP). Convenient transport links are within walking distance, as are highly regarded schools and Wembley's ever growing array of amenities. An internal viewing is highly recommended.



for every step...

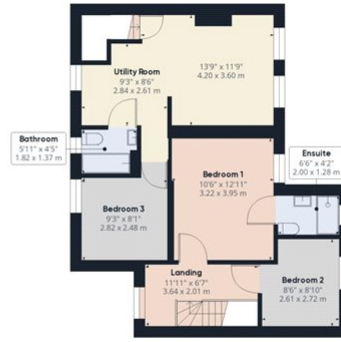


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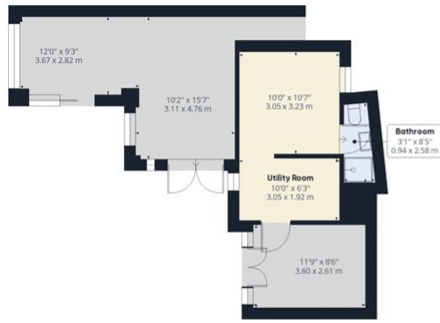


Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
2206.64 ft<sup>2</sup>  
205 m<sup>2</sup>



Ground Floor Building 2

(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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

**Council Tax Band:** D

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.

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