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Uxendon  
Crescent,  
Wembley

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# Uxendon Crescent, Wembley HA9 9TW

New to the market, a 3-bedroom detached house in exceptional condition situated in Uxendon Crescent, Wembley. The layout of the house includes a lounge and dining room, a fitted kitchen, 3 double bedrooms, study room, a family bathroom and a large driveway accommodating the needs of a modern family with the opportunity to extend subject to planning permission.

Externally, there is a lovely landscaped rear garden with wooden decking patio including fitted lights.

This property benefits from being close to all amenities and within walking distance to Preston Road Station. Suitable for anyone looking to upsize and be in a great catchment area for their children with numerous primary and secondary schools; Preston Park, Preston Manor and Mount Stewart Junior and Primary school.















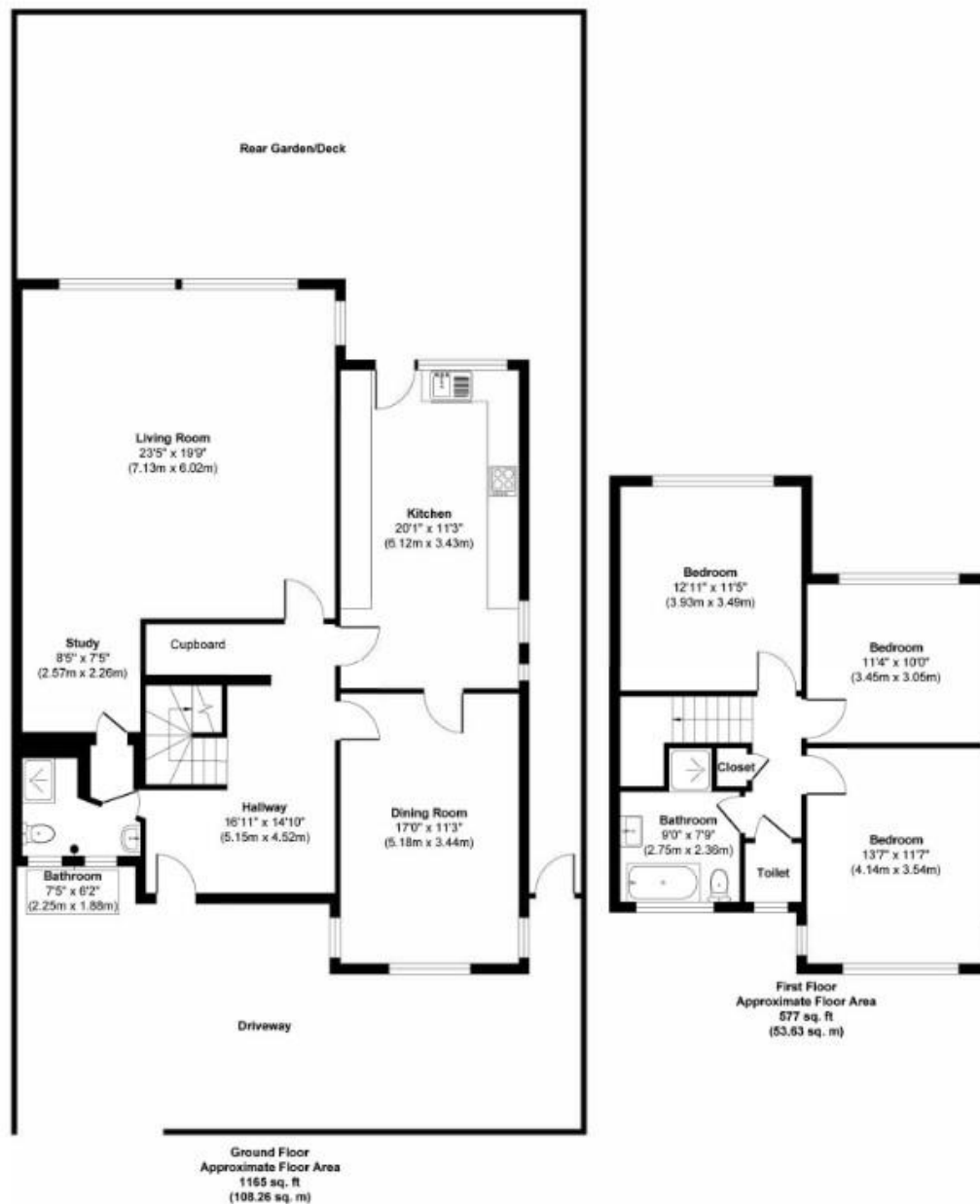




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority: Brent Borough Council  
 Council Tax Band: F  
 FREEHOLD

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings, or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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Approx. Gross Internal Floor Area 1742 sq. ft / 161.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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The Property  
Ombudsman