



ESTATE & LETTINGS AGENTS

Woodside Avenue, Wembley, HA0



FOR SALE £550,000 FREEHOLD

Location Location Location!! Major Estates offer for sale this 3-bedroom terraced house. The property is currently rented out generating a rental income of £19,740 per annum.

Downstairs comprising of hallway, front reception room, rear dining room, fitted kitchen with upstairs having 3 bedrooms, family bathroom and WC. To the front you have a driveway with off street parking for 2 cars and to the rear a paved area with rest laid to lawn with access to the garage.

Woodside Avenue is a popular road close to Alperton Underground station and within walking distance to all the shops and restaurants and supermarkets of Ealing Road.

- Terraced House
- Garage
- 2 Reception Rooms
- 3 Bedrooms
- Off Street Parking
- Investors or Owner Occupiers

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Glazed door to hallway.

Hallway:

Double glazed window to front aspect, radiator, carpeted flooring and power points.



Reception One:

4.22m x 3.76m (13' 85 x 12' 36)

Double glazed window to front aspect, radiator, carpeted flooring, TV point, telephone point and power points.



Reception Two:

3.67m x 3.39m (12' 06 x 11' 15)

Double glazed sliding door to rear aspect, radiator, carpeted flooring, cupboard housing boiler and power points.



Kitchen:

2.75m x 2.08m (9' 02 x 6' 82)

Double glazed window to rear aspect, double glazed door to rear, units to eye and base level, work top surfaces, stainless steel sink unit with mixer tap, space for cooker, vinyl flooring, plumbing for washing machine and power points.



First Floor:

Stairs to first floor.

Bedroom 1:

4.30m x 3.15m (14' 10 x 10' 36)

Double glazed window to front aspect, radiator, fitted wardrobe, carpeted flooring and power points.



Bedroom 2:

3.75m x 2.76m (12' 30 x 9' 05)

Double glazed window to rear aspect, radiator, carpeted flooring, fitted cupboards and power points.



Bedroom 3:

2.43m x 1.93m (8' 0 x 6' 34)

Double glazed window to front aspect, radiator, carpeted flooring and power points.



Bathroom:

Double glazed window to rear aspect, radiator, vinyl flooring, panel enclosed bath tub with mixer tap and shower attachment, pedestal hand wash basin with mixer tap.



WC:

Double glazed window to rear aspect, radiator, vinyl flooring and low level WC.



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Garden:

Paved area rest mainly laid to lawn.



Garage:

4.63m x 3.67m (15' 19 x 12' 05)

Door from the garden side and up and over door from rear access.

Front:

Driveway with off street parking for 2 cars.

Tenure:

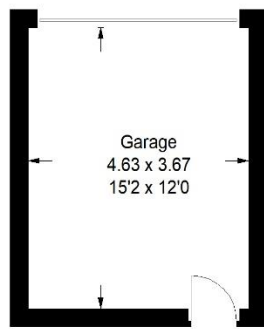
Freehold

EPC:

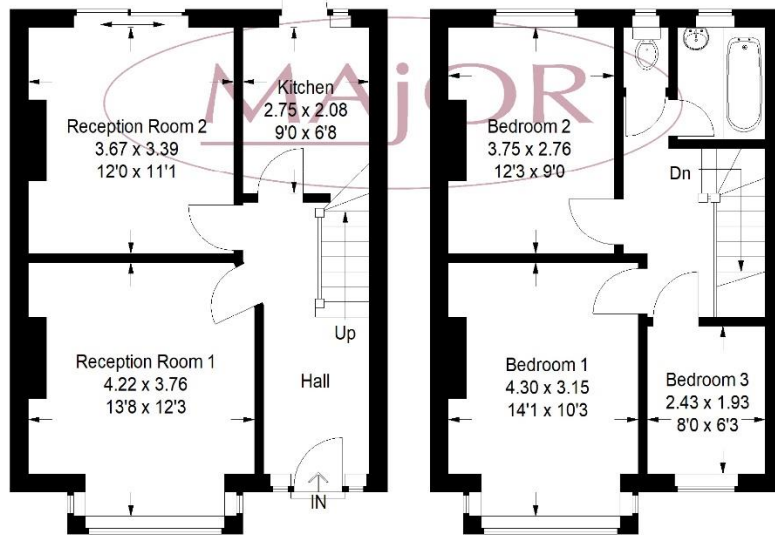
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		85	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Woodside Ave, HA0

Floor Plan



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

Approximate Gross Internal Area = 84.6 sq m / 911 sq ft
Garage = 17.1 sq m / 184 sq ft
Total = 101.7 sq m / 1095 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 851992)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

