



Cecil Avenue, Wembley, HA9 7DU

**Asking Price £625,000**





**Cecil Avenue, Wembley, HA9 7DU**

Presenting a charming three-bedroom end-of-terrace house on Cecil Avenue, Wembley HA9 7DU. This delightful property features a spacious reception room with a large bay window, a dining room, a fitted kitchen, and a conservatory, enhancing the indoor-outdoor living experience. It boasts a family bathroom, a separate WC, and a convenient downstairs shower room. The home is complemented by a private rear garden. Conveniently located, it offers easy access to local schools, shops, and transport links.

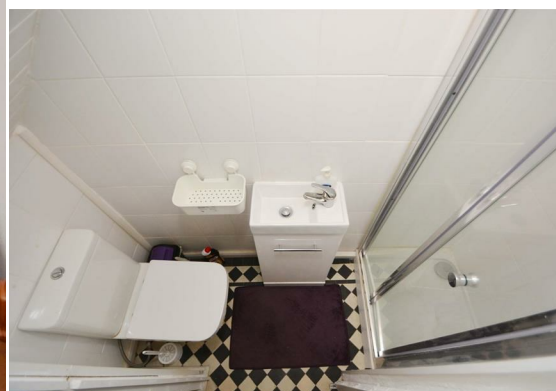
- End Of Terrace House
- Three Bedrooms
- Spacious Reception Room
- Dining Room
- Fitted Kitchen
- Family Bathroom & Seperate WC
- Downstairs Shower Room
- Conservatory
- Rear Private Garden
- Residents Parking Permits



**Council Tax Band: D**

Freehold





## INTERNALLY

This is a charmingly presented three bedroom end of terrace house. The front door leads into a hallway with stairs to the first floor landing and doors leading off into a spacious front aspect reception room with a large bay window, featuring patterned glass that allows ample natural light into the room, creating a bright and airy ambiance. Rear reception room connects to a conservatory, offering additional space and access to the garden, potentially creating a seamless indoor-outdoor flow. The fitted kitchen benefits from matching wall and base units, built under oven, gas hob with extractor fan over, stainless steel sink with drainer and wall mounted boiler. There's also a door leading to the garden from the kitchen. The ground floor features a convenient downstairs shower room with an enclosed shower unit, vanity unit sink, and WC. This is especially advantageous for guests or individuals who prefer ground floor facilities.

Stairs to the first floor landing with side aspect window and doors leading off into the modern fully tiled family bathroom comprising of a shower unit, bath tub, vanity unit sink and heated towel rail, there is a separate WC for added convenience. Two double bedrooms, one of the double bedrooms comes with fitted wardrobes and a rear aspect window that overlooks the gardens, offering a pleasant view and natural scenery. The master bedroom features a front aspect large bay window with patterned glass, allowing plenty of natural light into the room, creating a bright and airy atmosphere. Additionally, there is a single bedroom, perfect for various uses such as a child's room, an office, or a guest room.

## EXTERNALLY

Smart block paved front garden, side access to the rear garden with patio and laid to lawn area and shed. Residents parking permits.

## LOCATION

Cecil Avenue is conveniently located off A404 high road with a number of shops, restaurants and amenities. Transport links include Wembley Stadium Station is 0.4 miles away and Wembley Central Station is 0.6 miles away. Local schools include Ark Elvin Academy 0.1 miles away, Park Lane Primary School 0.4 miles away, St Joseph RC Junior School, St Joseph's RC Infant School and Elsley Primary School all 0.5 miles away.

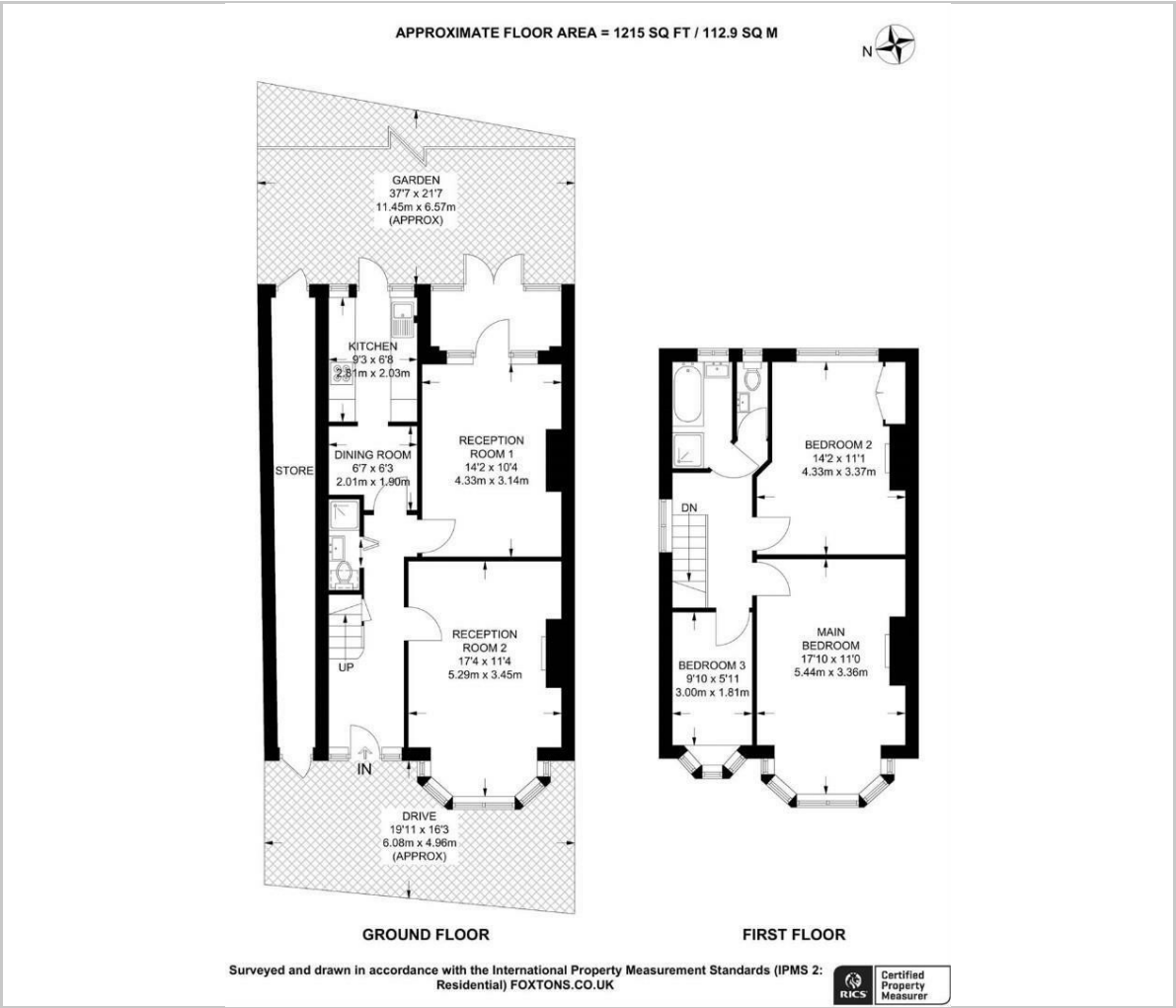
## ADDITIONAL INFORMATION

Council Tax Band D - £1,286.32





Floor Plan



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

