david conway

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Birchen Grove, Wembley, NW9 8RT

Asking Price £725,000

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Birchen Grove, Wembley, NW9 8RT

This charming three-bedroom semi-detached house on Birchen Grove, London, NW9, features a bright through lounge, a galley kitchen, a conservatory, and a utility room. It offers a downstairs WC, a separate upstairs bathroom with a WC, and three well-sized bedrooms, two with fitted wardrobes. The property also benefits from a triple garage with its own drive, off-road parking for two cars, and a large rear garden with mature shrubs and trees. Positioned near local amenities and schools, it provides easy access to Wembley Park Underground Station and the surrounding areas. Ideal for families seeking a blend of indoor comfort and outdoor space.

- Semi Detached House
- 3 Bedrooms
- Through Lounge
- Galley Kitchen
- Conservatory
- Utility Room
- Downstairs WC
- Separate Bathroom & WC Upstairs
- Triple Garage & Off Road Parking For Two Cars
- Large Garden With Mature Shrubs & Trees

Council Tax Band: E

Freehold

INTERNALLY

This charming three bedroom semi-detached home which would benefit from some cosmetic updating offers a perfect blend of space and comfort. Inside, the house features a bright and spacious through lounge, a galley kitchen for efficient cooking with an abundance of matching wall and base units with worktops over, built under oven with gas hob and extractor over, and part tiled walls. A door from the kitchen opens into a generously sized conservatory extending your living space and perfect for relaxing or entertaining while overlooking the garden. There is also a practical utility room plumbed for a washing machine with a door opening into the garden. Additionally, there is a downstairs W/C. for guests.

Upstairs, the home includes three well-proportioned bedrooms and a first-floor bathroom with a separate W/C, ensuring privacy and convenience for family living. Two double bedrooms both with fitted wardrobes and a good sized single bedroom.

Modern gas central heating (recently installed) and double-glazed windows ensure the home is both energy-efficient and comfortable year-round. This property is a great fit for families looking for a blend of indoor comfort and outdoor space in a peaceful, well-connected location.

EXTERNALLY

Brick wall enclosed front garden with lawn and parking for two cars directly in front of the garage (triple garage).
Large rear garden with hard standing area for entertaining, greenhouse, expansive lawn surrounded by mature shrubs and trees.

LOCATION

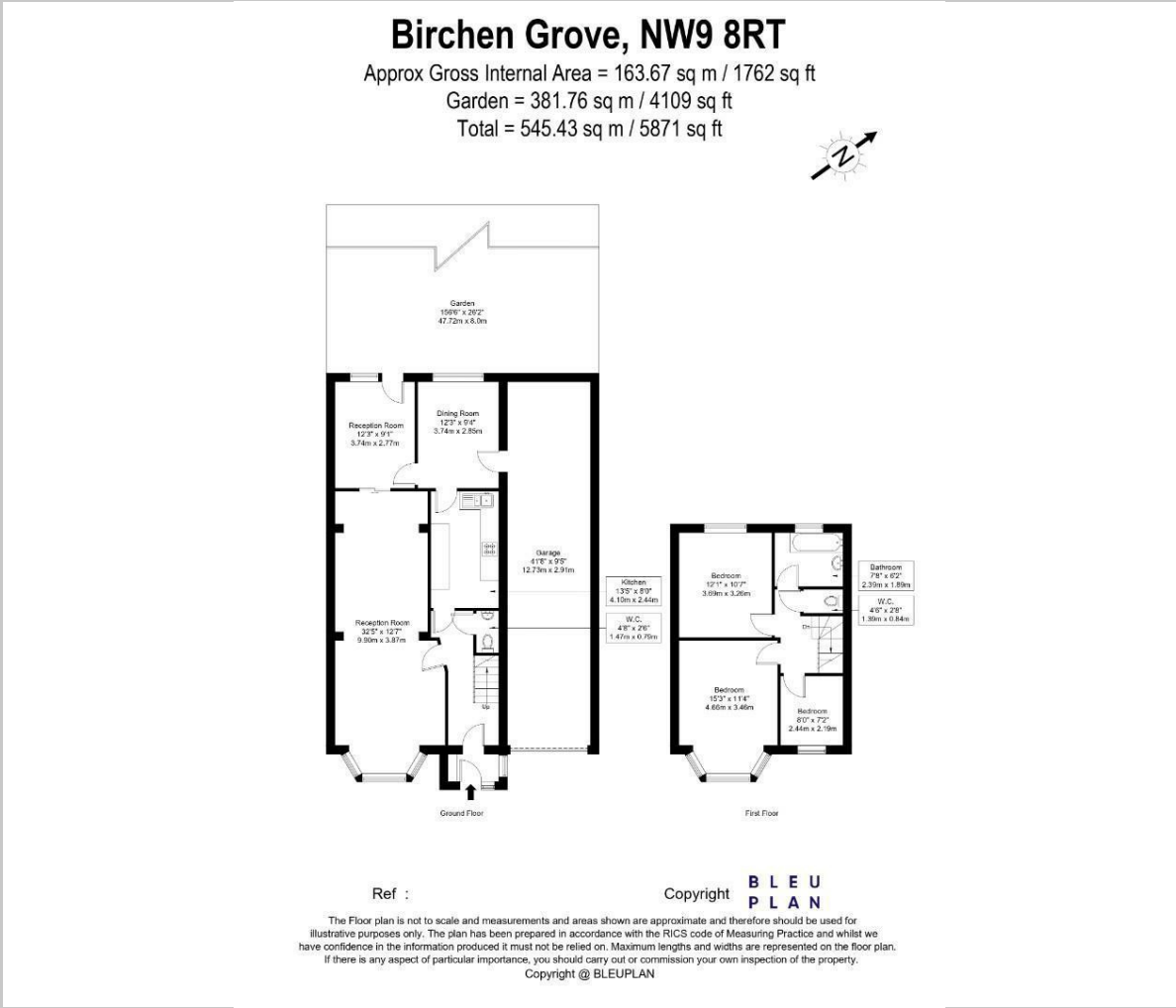
Birchen Grove is situated just a few minuets walk from local shops ie 0.3 of a mile from Costcutters.
Local schools include Wykeham Primary School and Chalkhill Primary Schools both approx 0.6 of a mile away , Preston Manor Hight school is 1.4 miles away
Birchen Grove Garden Centre (Londons biggest garden centre) is just .04 of a mile away.
The property is positioned within easy reach of amenities including the wide open greenery of Welsh Harp as well as Fryent Country Park.
Wembley Retail Outlet shopping centre with leisure/dining facilities and Wembley stadium are 1.8 miles away (8 minute drive)
There are excellent transport links including Wembley Park Underground Station offering the Jubilee Line/Metropolitan Line as well as an array of bus links for fast access into and around Central London.

ADDITIONAL INFORMATION

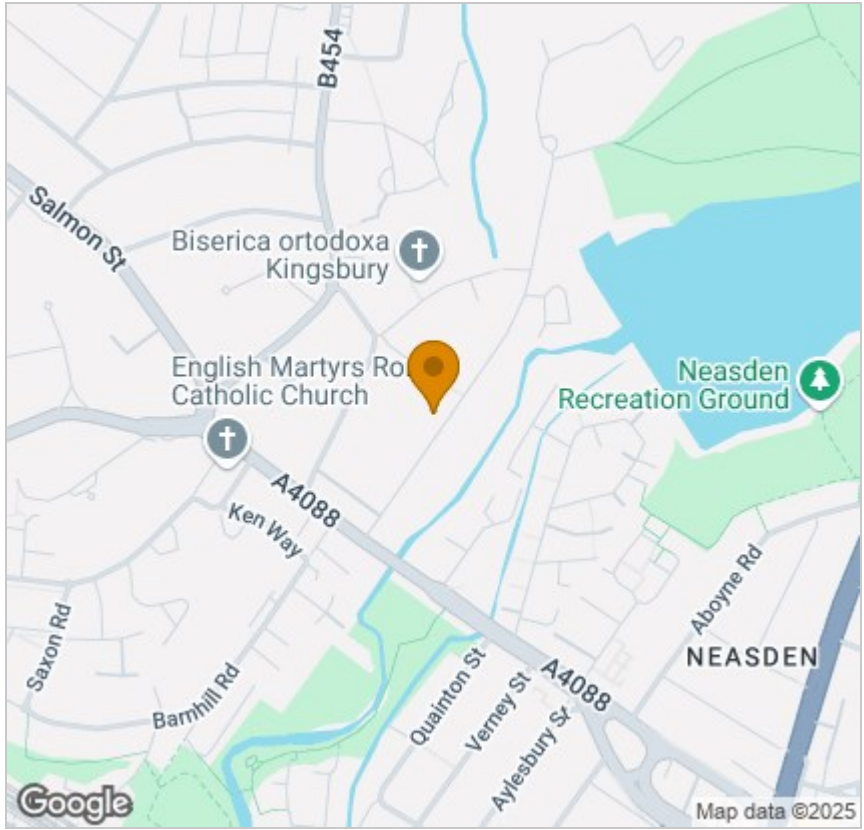
Council Tax Band E £2,489 per annum

We hereby disclose that a personal interest exists which constitutes a declarable interest under the Estate Agent Act 1979.

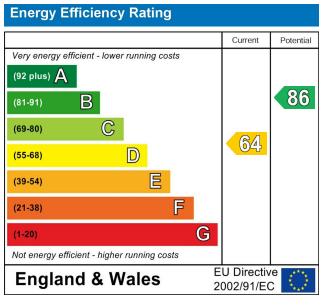
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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