



BARN HILL, WEMBLEY, HA9

£975,000

Goldman Greg are delighted to offer this family home located on the highly sought-after Barn Hill in Wembley, HA9.

This substantial detached home offers an exciting opportunity to carry out modernisation and a full refurbishment throughout.

Currently offering over 2,250 sq ft of accommodation, the property features two generous reception rooms, a spacious kitchen/dining area, five bedrooms, garage, off-street parking and an 82' rear garden.

Close to local schools, shops and the green open spaces of Fryent Country Park.



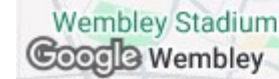
Approx Gross Internal Area = 209.31 sq m / 2253 sq ft




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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			<p>73</p> <p>37</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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