

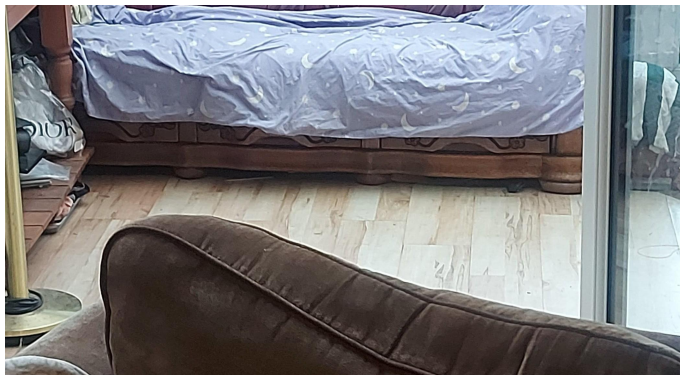
99Home Ltd.

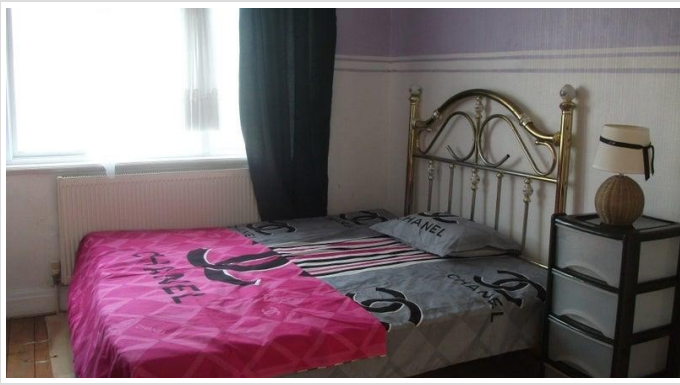
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4 Bed Semi-Detached In Allonby Gardens , Wembley, HA9 8QX

£699,000







SHORT DESCRIPTION

Property Ref: 15891 4 bedroom Semi House and loft room. Rear Dorma permission ready to go. 2 Story Side extension Permission a possible 7 plus bedrooms. 3 living rooms, conservatory with newish Bi Fold doors, side door and window under guarantee. About 240 sqm external size. Pressure boiler system a few years old. Basic house without all extensions. About 10m x 6 and 50 ft wide plot corner garden with 2 Driveways. South face rear garden so all conservatory sun all day long. Rear side drive and garage, bungalow about 34 sqm. 2 x drives so Osp for 5 plus cars as in the garage plus. Permission for 2 story side extension and 2 upper bedrooms or a separate house. Near South Kenton tube and Preston Road tube near and 15 mins into Central London. 1 min walk to parks x 2 with the golf course included. Top School catchment area of Harris Academy and others. Harrow on the Hill and Wembley High Road shops all local. Property Type: Semi-detached Full selling price: £699000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: D Measurement: 2583.34 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden, Patio Parking: Garage, Driveway, Gated, Rear, Private, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	94 square metres

Rules on letting this property

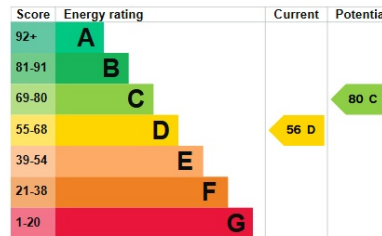
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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