



Winkworth
for every step...



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THE CROSSWAYS, WEMBLEY, MIDDLESEX, HA9
OFFERS OVER £925,000 FREEHOLD

EXTENSIVE FOUR BEDROOM FAMILY RESIDENCE IN BARN HILL

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk



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This charming detached home boasts an abundance of living space, perfectly blending modern comforts with flexibility. The ground floor features a generous reception room adjoining with a formal dining area, a contemporary kitchen, a thoughtfully designed garage conversion which has created a sizeable bedroom complete with en suite. Serving the first floor, you'll find two generous double bedrooms, a versatile third bedroom/ study and a modern family bathroom. The loft has been converted, providing a well-appointed extra room ideal for ample accessible storage, or flexible living space. Externally, the property benefits from a well-sized garden, ideal for outdoor entertaining or relaxation, and off-street parking for added convenience. With its adaptable layout and modern touches, this home is ready to accommodate a variety of lifestyles while offering the opportunity for further personalization. Situated in one of the area's most sought-after locations, this home is close to highly acclaimed schools, the vast amenities of Wembley, the beautiful Fryent Country Park, and excellent transport links, making it an ideal choice for all ages. An internal viewing is a must.



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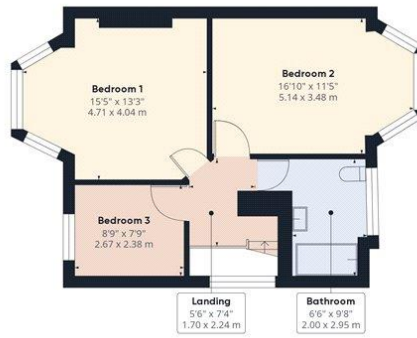


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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1627.29 ft²
151.18 m²

Reduced headroom

139.72 ft²
12.98 m²

(1) Excluding balconies and terraces

Reduced headroom

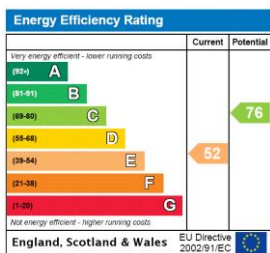
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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