



EST 2004
ElliotLee

13 Chilcott Close, Wembley - HA0 3FF

Guide Price **£800,000**



13 Chilcott Close

Wembley, Wembley

An Impressive and Spacious Detached Family Home – Probate Granted

Offered to the market with **no upper chain**, this **substantial five-bedroom detached home** presents a rare opportunity to acquire a well-maintained and versatile family residence. Situated in a **quiet and secluded cul-de-sac**, the property spans **three thoughtfully designed levels**, providing an abundance of living space both inside and out.

Built between 1980 and 1989, the home boasts a **timeless design**, combining generous proportions with a layout that flows effortlessly throughout. The ground floor features **two spacious reception rooms**, perfect for family living and entertaining, along with a **study/ground floor bedroom**, ideal for home working or flexible use. A **fitted kitchen/breakfast room** comes equipped with a range of integrated appliances, ample storage, and space for dining, leading into a bright **conservatory** that opens onto the rear garden. A separate **utility room** provides additional convenience and internal access to the **integral garage**.

Upstairs, the first floor offers **three bedrooms and three bathrooms**, while the top floor is dedicated to the **principal bedroom with its own en-suite**, creating a peaceful retreat. Every bedroom benefits from **generous natural light**, adding to the warm and welcoming atmosphere throughout the home.

Outside, a **large rear garden**—mainly laid to lawn with a paved patio area—offers privacy and potential for outdoor enjoyment. The **front garden and block-paved driveway** provide **off-street parking for multiple vehicles**, in addition to the garage.

Located in **Chilcott Close**, the property is ideally positioned within easy reach of **Sudbury and Harrow Road Train Station, North Wembley Tube Station**, and various local amenities and schools. This is a **fantastic opportunity** to secure a spacious, well-appointed family home in a vibrant and well-connected community.

Don't miss the chance to make this delightful property your new home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



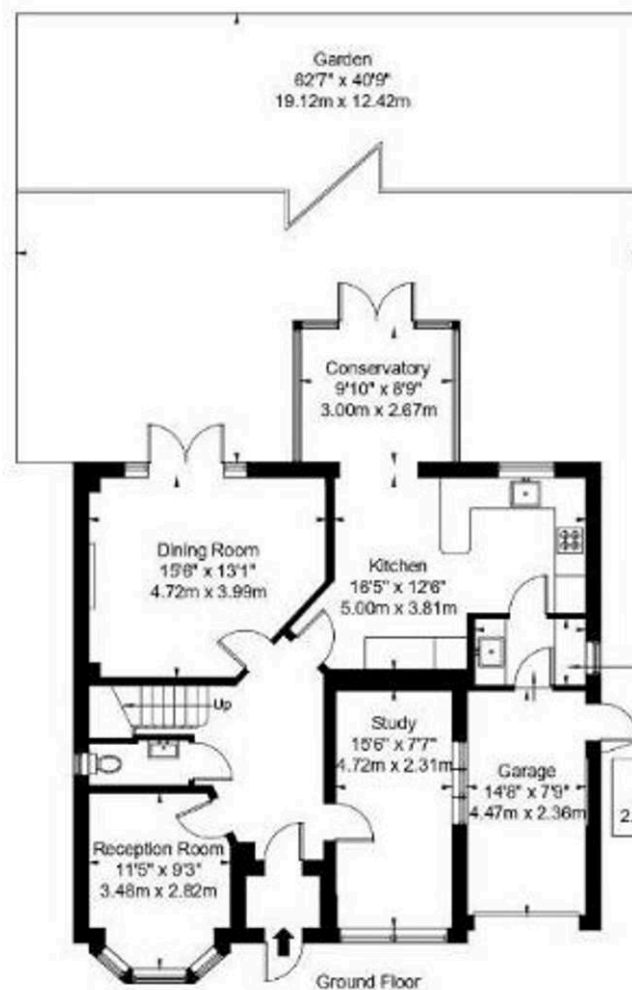
Chilcott Close, HA0 3FF

Approx Gross Internal Area = 196.1 sq m / 2110 sq ft

Restricted head height = 5.8 sq m / 62 sq ft

Garden = 233.1 sq m / 2509 sq ft

Total = 435 sq m / 4681 sq ft





ElliotLee

Head Office, 319 Rayners Lane, Pinner - HA5 5EH

020 8904 0409 • sales@elliotlee.co.uk • www.elliotlee.co.uk/