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**Email:** wembley@danielsestateagents.co.uk  
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**Wembley Park Drive**

Wembley, Middlesex, HA9 8HA

**Asking Price £875,000**



GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

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**GROUND FLOOR**

- KITCHEN: 10'0" x 10'11" (3.05m x 3.34m)
- RECEPTION 1: 17'2" x 13'5" (5.25m x 4.08m)
- RECEPTION 2: 17'2" x 10'4" (5.25m x 3.10m)
- BATHROOM: 7'1" x 6'3" (2.16m x 1.91m)
- HALLWAY
- ENTRANCE HALL
- STAIRS (UP)

**1ST FLOOR**

- BEDROOM 1: 12'5" x 10'3" (3.81m x 3.12m)
- BEDROOM 2: 12'2" x 9'8" (3.71m x 2.97m)
- BEDROOM 3: 13'2" x 9'1" (4.03m x 2.76m)
- BATHROOM: 7'1" x 6'3" (2.16m x 1.91m)
- LANDING
- CLOSET
- CLOSET
- CLOSET

**TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.**

Made with Netopix 0025

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Current Average: 50%		Potential: 77%

**England & Wales** EU Directive 2010/31/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current Average: 50%		Potential: 77%

**England & Wales** EU Directive 2010/31/EC

Please contact our Daniels, Wembley Office  
on 020 8900 2811 if you wish to arrange a viewing appointment  
for this property or require further information.

- DETACHED
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- EXCELLENT POTENTIAL TO EXTEND (stpp)

NO UPPER CHAIN – Detached Family Home in Prime Wembley Park Location  
Daniels are delighted to bring to market this detached three-bedroom family home, located on a sought-after road in Wembley Park, located within walking distance of local amenities and Wembley Park Station (Metropolitan Line), providing direct access into Central London.

This well-positioned home offers great potential to extend (STPP) and personalise, making it an ideal opportunity for families or investors looking to create their perfect property.

Internally, the home features: Three generously sized bedrooms, Two reception rooms, A spacious kitchen and family bathroom, externally this home offers a spacious rear garden and ample off street parking for 4/5 cars. While the property does require modernisation, it presents a fantastic blank canvas for the next owners to update and improve to their own taste. Council Tax Band: F.

Early viewing is highly recommended to avoid disappointment and appreciate what is on offer.



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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