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Cecil Avenue

Wembley, Middlesex, HA9 7DY

Asking Price £550,000



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

GROUND FLOOR:

- RECEPTION 1: 15'6" x 10'8" (4.72m x 3.24m)
- RECEPTION 2: 12'2" x 10'8" (3.72m x 3.24m)
- KITCHEN: 11'11" x 5'9" (3.63m x 1.76m)
- CONSERVATORY: 12'8" x 9'5" (3.86m x 2.87m)
- BATHROOM: 5'0" x 7'0" (1.52m x 2.03m)
- PORCH
- UPPER BOARDING (UPBOARD)
- DOWNER BOARDING (DOWNBOARD)
- STAIRS: UP, DOWN

1ST FLOOR:

- BEDROOM 1: 11'10" x 10'8" (3.60m x 3.24m)
- BEDROOM 2: 12'2" x 9'11" (3.72m x 3.01m)
- BEDROOM 3: 8'0" x 6'2" (2.43m x 1.87m)
- BATHROOM: 5'0" x 4'5" (1.52m x 1.33m)
- LANDING
- UPPER BOARDING (UPBOARD)
- DOWNER BOARDING (DOWNBOARD)
- STAIRS: DOWN

TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.
Made with Movigo ©2025

A map of the Wembley area in London. A yellow pin marks a location near Harrow Rd and Bridgewater Rd. Other labeled locations include Bubble Planet London, Wembley Stadium, and Shri Sanatan Hindu Mandir. The map shows roads, green spaces, and public transport icons. The Google logo and 'Map data ©2020' are visible at the bottom.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 83, Potential: 75

England & Wales EU Directive 2010/66/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 75, Potential: 75

England & Wales EU Directive 2010/66/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.

- TERRACED HOME
- TWO RECEPTIONS
- OFF STREET PARKING
- THREE BEDROOMS
- NO UPPER CHAIN
- TWO BATHROOMS

Extended Terraced Family Home - Wembley Central - Off-Street Parking with No Upper Chain.

We are delighted to bring to market this spacious extended terraced family home, ideally situated on a sought-after residential road in the heart of Wembley Central in need of updating.

Conveniently located within walking distance of Wembley Central Station (Bakerloo & Overground Lines), the property offers excellent transport links with direct access into Central London. The area also benefits from a wide range of local amenities, including shops, supermarkets, restaurants, and well-regarded schools. Internally, the home provides well-proportioned and versatile accommodation, comprising three bedrooms, two bathrooms, two reception rooms, and a kitchen.

Externally, the property benefits from off-street parking to the front, along with a good-sized rear garden, ideal for families and outdoor entertaining.

Offered with no upper chain, this home presents an excellent opportunity for buyers looking to secure a property in a vibrant and well-connected location and ready to take on the new families taste.

Early viewing is highly recommended—contact us today to arrange your appointment. Council Tax Band: D

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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