

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk



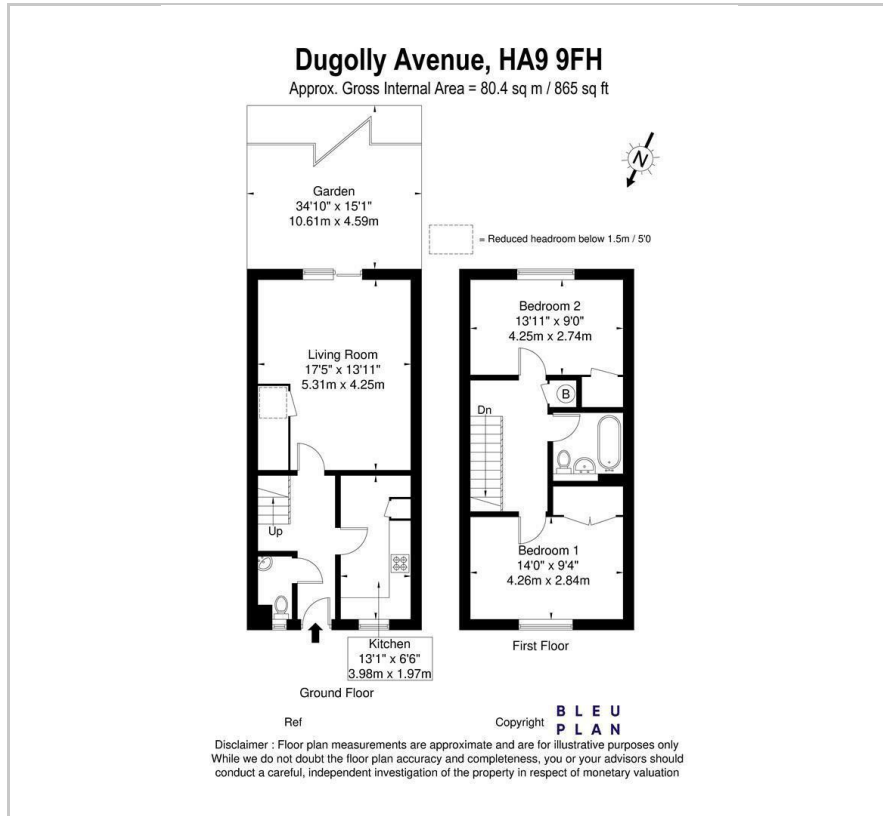
## Dugolly Avenue

Wembley, Middlesex, HA9 9FH

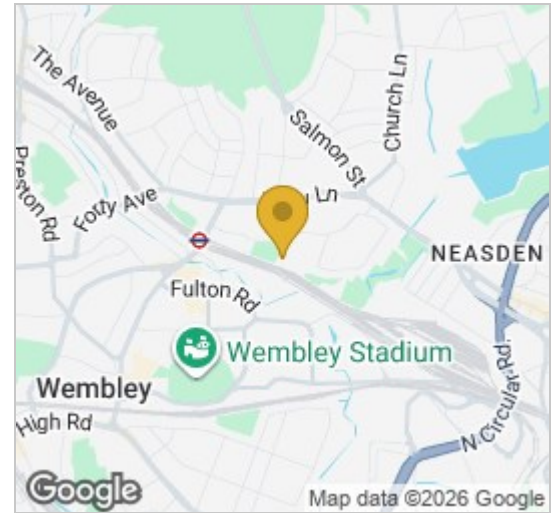
**Asking Price £475,000**



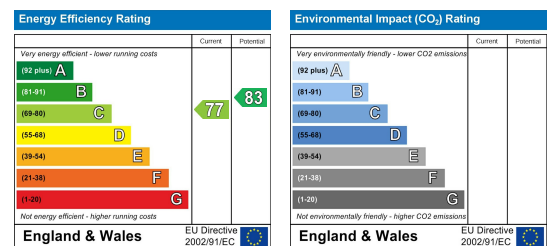
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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
- TWO BEDROOMS
- CLOSE TO AMENITIES
- CLOAKROOM
- NO UPPER CHAIN
- WEMBLEY PARK AREA

NO UPPER CHAIN – TWO BEDROOM TERRACED FAMILY HOME

Daniels are delighted to bring to market this excellent two-bedroom terraced family home, offered with no upper chain. Ideally located within walking distance of Wembley Park, the London Designer Outlet, Wembley Park Station (with direct routes into Central London), as well as local schools and a wide range of shops and amenities.

Internally, the property comprises a lounge, kitchen, cloakroom, two double bedrooms, and a family bathroom. Externally, the home benefits from both front and rear gardens, along with permit parking. Please note the property is currently let on an AST expiring at the end of April. Early viewing is highly recommended to fully appreciate what this home has to offer and to avoid missing out. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Sudbury

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Middlesex HA0 3HS

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Lettings 020 8452 7999  
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### Wembley

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Middlesex HA9 6AH

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Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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