



Sudbury Avenue, Wembley, HA0 3AN

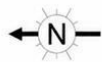
Asking Price £750,000



Floor Plan

Sudbury Avenue, HA0 3AN

Approx Gross Internal Area = 125.5 sq m / 1351 sq ft



Ref :

Copyright

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RIGCS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright © BLEUPLAN

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.

Daniels are delighted to offer to the market this well-presented detached residence, offering spacious and versatile living accommodation with a contemporary finish throughout.

Offered with the highly desirable benefit of no upper chain, this impressive family home is ready to move into and provides generous room proportions throughout. The accommodation extends to approximately 1,351 sq ft and includes two large reception rooms, together with a modern open-plan kitchen/diner, creating an excellent space for both everyday family living and entertaining.

The property combines generous living accommodation with a practical layout and contemporary presentation, making it an ideal choice for families seeking a spacious home in a well-connected residential location.

Internal viewing is highly recommended to fully appreciate the size, presentation and versatility this property has to offer.

Sudbury Avenue is a popular residential road situated on the borders of North Wembley and Sudbury, featuring a varied selection of property styles and providing a well-established community setting.

The property is particularly well positioned for local schooling, with several highly regarded schools within approximately half a mile, including East Lane Primary School and Wembley High Technology College.

For commuters, North Wembley and Wembley Central stations provide access to the Bakerloo Line, offering convenient connections into Central London and beyond. A selection of local bus routes also runs along Sudbury Avenue, providing regular services towards Wembley, Sudbury and the surrounding areas.

With its generous 1,351 sq ft of accommodation, detached position, contemporary presentation and excellent transport and schooling options, this is a property that should not be overlooked.

Energy Efficiency Rating

Rating	Percentage
92 plus A	1%
(81-91) B	1%
(69-80) C	1%
(55-68) D	1%
(39-54) E	1%
(21-38) F	1%
(1-20) G	1%

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 56% Potential: 79%

Environmental Impact (CO₂) Rating

Rating	Percentage
92 plus A	1%
(81-91) B	1%
(69-80) C	1%
(55-68) D	1%
(39-54) E	1%
(21-38) F	1%
(1-30) G	1%

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 79% Potential: 56%



Sudbury

35 Court Parade, Sudbury
Middlesex HA0 3HS

Sales 020 8904 4888

Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811

Sales 020 8900 2011
Lettings 020 8452 7999

E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000

Sales	020 8452 7000
Lettings	020 8452 7999

E. neasden@danielsestateagents.co.uk

Willesden Green

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000

Sales 020 8452 7000
Lettings 020 8452 7999

E_willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales	020 8969 5999
-------	---------------

Sales	020 8969 5999
Lettings	020 8969 5999

E: kensalrise@danielsestateagents.co.uk