



Greenbank Avenue, Wembley, HA0 2TF

Asking Price £600,000



Floor Plan



Daniels are delighted to present this generously extended family home, offering impressive ground-floor living accommodation together with two bathrooms/shower rooms. Beautifully presented throughout, the property is ready to move into and features a larger-than-average kitchen, three reception rooms and excellent space for family living.

To the rear, the south-facing garden provides a wonderful outdoor space for relaxing, entertaining and enjoying family time.

Greenbank Avenue is a popular residential road comprising predominantly similar-style homes. The property is conveniently located within half a mile of Sudbury Town Piccadilly Line Station and Sudbury & Harrow Overground Station, with Sudbury Hill Piccadilly Line Station approximately 0.6 miles away.

Families are well served by local amenities, with Sudbury Primary School within half a mile of the property. Maybank Open Space and surrounding parkland are also situated at the top of the road, providing an attractive nearby area for recreation and leisure.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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.

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