



daniels  
for sale  
020 8904 4888

Charterhouse Avenue, Wembley, HA0 3BU  
Asking Price £550,000

 3  2  1  E

# Floor Plan

Approximate Gross Internal Area 1240 sq ft - 116 sq m  
 (Excluding Garage & Outbuilding)  
 Ground Floor Area 1083 sq ft - 101 sq m  
 First Floor Area 157 sq ft - 15 sq m  
 Garage Area 58 sq ft - 5 sq m  
 Outbuilding Area 63 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are pleased to present this spacious detached bungalow, offered to the market exclusively with no upper chain. Extending to over 1,200 sq. ft., the property has been recently refurbished and provides well-proportioned accommodation throughout, including three generous double bedrooms and the added advantage of a versatile loft room. There are also two modern bath/shower rooms, including an ensuite serving the principal bedroom.

Ideally situated for families, the property is within easy reach of highly regarded local schools, including Sudbury Primary School and Wembley High Technology College, both rated Outstanding by Ofsted. Excellent transport connections are available via Sudbury Town Station on the Piccadilly Line and North Wembley Station serving the Bakerloo Line, offering convenient access into Central London. The area also benefits from close proximity to Wembley Stadium, alongside the popular London Designer Outlet and a wide selection of shops, restaurants, and leisure facilities, all approximately one mile away.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	75
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	75
(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	
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.

## Sudbury

35 Court Parade, Sudbury  
 Middlesex HA0 3HS

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

## Wembley

438 High Road, Wembley  
 Middlesex HA9 6AH

Sales 020 8900 2811  
 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  
 E neasden@danielsestateagents.co.uk

## Willesden Green

33 Walm Lane, Willesden Green  
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## Kensal Rise

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 London NW10 3ND

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