



Sudbury Avenue, Wembley, HA0 3AW

Asking Price £615,000



Floor Plan

Approximate Gross Internal Area 1128 sq ft - 105 sq m  
Ground Floor Area 578 sq ft - 54 sq m  
First Floor Area 550 sq ft - 51 sq m  
Outbuilding Area 48 sq ft - 4 sq m

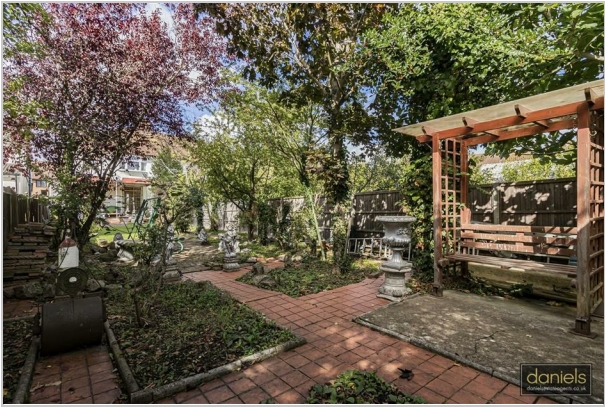
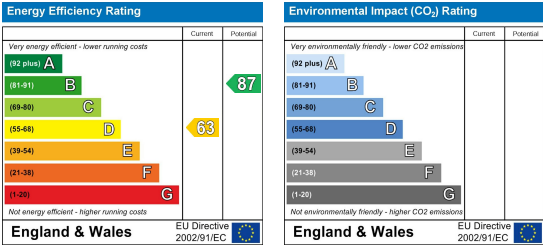


Ground Floor

First Floor

Daniels are delighted to present this three-bedroom family home, complete with a garage accessed via its own driveway and offering excellent potential for extension (subject to planning consent). The property features a generous rear garden along with valuable side space that could be converted into additional living accommodation. Ideally positioned, the home is just moments from North Wembley Station on the Bakerloo Line.

Sudbury Avenue is a sought-after residential road comprising a variety of houses, flats, and bungalows. Its location is perfect for commuters, providing easy access to Central London via both North Wembley and Wembley Central stations. Families will also appreciate the outstanding local schools, including East Lane Primary and Wembley High Technology College, both situated nearby. Excellent bus links connect the area with Harrow, Wembley Central, and surrounding neighbourhoods.



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.



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

Sales 020 8904 4888  
Lettings 020 8452 7999  
E [sudbury@danielsestateagents.co.uk](mailto: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](mailto:wembley@danielsestateagents.co.uk)

Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E [neasden@danielsestateagents.co.uk](mailto:neasden@danielsestateagents.co.uk)

Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000  
Lettings 020 8452 7999  
E [willesdengreen@danielsestateagents.co.uk](mailto:willesdengreen@danielsestateagents.co.uk)

Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
Lettings 020 8969 5999  
E [kensalrise@danielsestateagents.co.uk](mailto:kensalrise@danielsestateagents.co.uk)