

**daniels**  
danielsestateagents.co.uk



Shelley Gardens, Wembley, HA0 3QF  
Asking Price £625,000

 3  2  2 

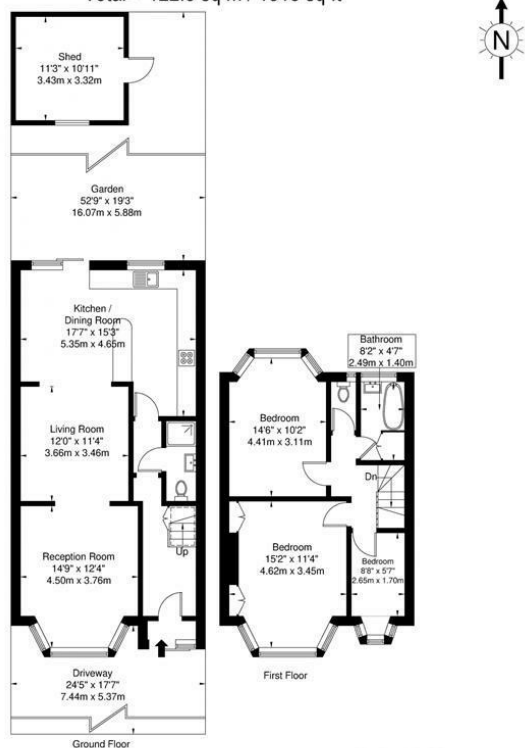
## Floor Plan

### Shelley Gardens, HA0 3QF

Approx. Gross Internal Area = 111.1 sq m / 1195 sq ft

Shed = 11.4 sq m / 123 sq ft

Total = 122.5 sq m / 1318 sq ft



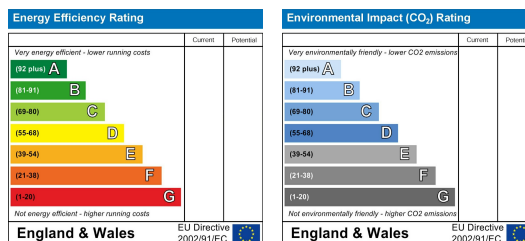
Ref

Copyright  
**BLEU  
PLAN**

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 RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright © BLEUPLAN

- NO UPPER CHAIN
- THREE BEDROOM'S / TWO BATHROOM'S
- OFF STREET PARKING TO THE FRONT FOR 2 CARS
- GOOD SIZED REAR GARDEN
- LARGE KITCHEN EXTENSION
- WALKING DISTANCE TO STATION'S
- CATCHMENT TO BYRON COURT / EAST LANE PRIMARY & WEMBLEY HIGH SHOO'L'S
- GOOD CONDITION THROUGHOUT
- ONLINE 360 VIRTUAL TOUR
- VIEWINGS ARE EASILY ARRANGED

## Energy Efficiency Graph



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

## 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

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  
Lettings 020 8452 7999  
E 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