

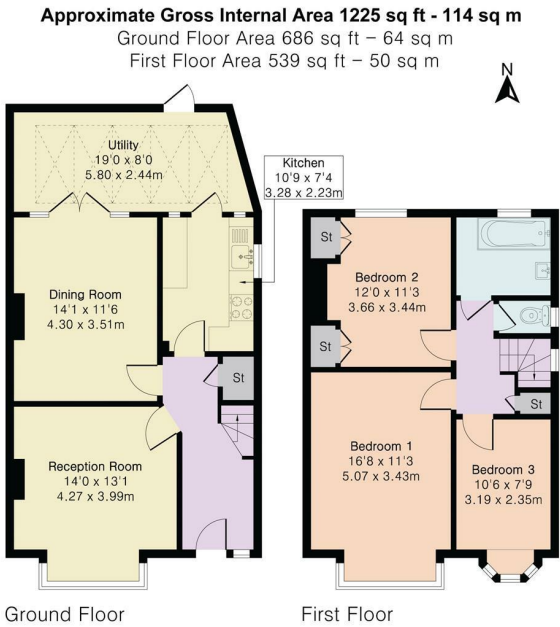


Paxford Road, Wembley, HA0 3RQ

Asking Price £585,000



Floor Plan



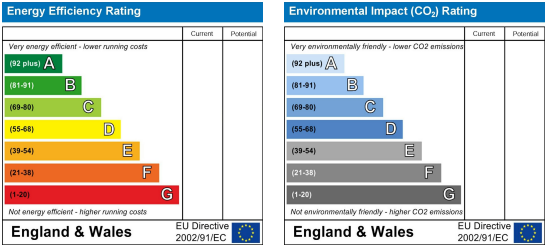
Daniels are delighted to be appointed as sole agents on this three-bedroom semi-detached family home, situated on the ever-popular Sudbury Court Estate. Offering over 1,200 sq ft of living accommodation, the property presents an exciting opportunity for buyers looking to create their ideal home.

The property benefits from a full-width lean-to extension to the rear, providing valuable additional ground-floor space. To the rear, the impressive garden extends to over 90 feet in length, offering excellent potential for further extension, subject to the necessary planning permissions.

Paxford Road is ideally positioned in the heart of the Sudbury Court Estate, making it particularly well suited to families. Excellent local schooling is within easy reach, including East Lane Primary School and Wembley High Technology College, both rated Outstanding by Ofsted, as well as Harris Primary Academy.

For commuters, transport links into Central London are also conveniently accessible. North Wembley Station, serving the Bakerloo line, is within easy reach, while South Kenton Station provides further rail and Underground connections.

With its generous accommodation, substantial rear garden and considerable potential for future improvement, this property offers an exciting opportunity in a highly sought-after residential location.



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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