

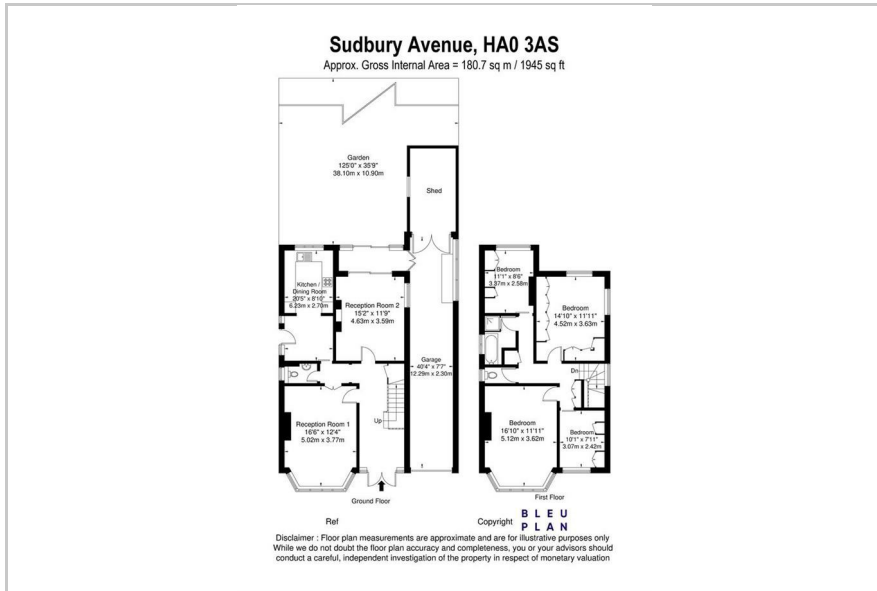


45 Sudbury Avenue, Wembley, HA0 3AN

Asking Price £800,000

 4  1  2  E

## Floor Plan



## Area Map



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.

## Accommodation

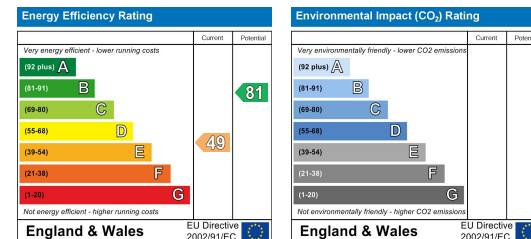
- DETACHED FAMILY HOME.
- GARAGE ACCESSED VIA OWN DRIVEWAY.
- ROOM TO EXTEND STPP.
- NO UPPER CHAIN.
- FOUR BEDROOM / TWO RECEPTION ROOMS.
- WALKING DISTANCE TO N.WEMBLEY STATION.
- CATCHMENT FOR EAST LANE PRIMARY & WEMBLEY TECHNOLOGY HIGH SCHOOL.
- LARGE PRIVATE REAR GARDEN.
- VIEWINGS EASILY ARRANGED.
- CALL NOW TO AVOID DISAPPOINTMENT.



## Viewing

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## 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  
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## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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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  
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