daniels
danielsestateagents.co.uk

31 Rugby Avenue, WEMBLEY, HA0 3DF

**Asking Price £550,000**

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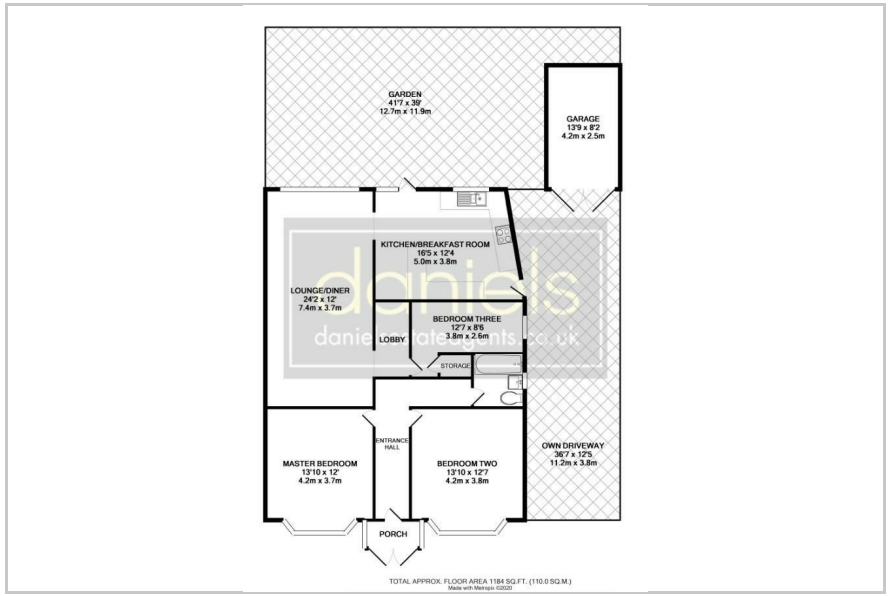
## Floor Plan




## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

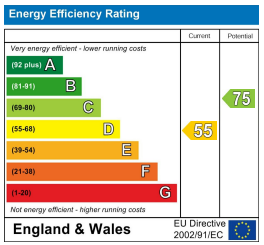
## Accommodation

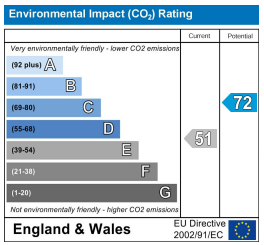
- DOUBLE FRONTED
- GARAGE VIA OWN DRIVE WAY
- THREE GOOD SIZED ROOMS
- POTENTIAL DEVELOPEMENT OPPORTUNITY
- WALKING DISTANCE TO SUDBURY TOWN STATION
- LARGE REAR GARDEN
- VIEWINGS EASILY ARRANGED

## 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

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Middlesex HA9 6AH

Sales 020 8900 2811
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### Neasden

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### Willesden Green

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### Kensal Rise

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