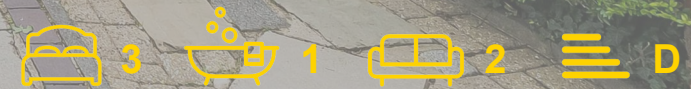


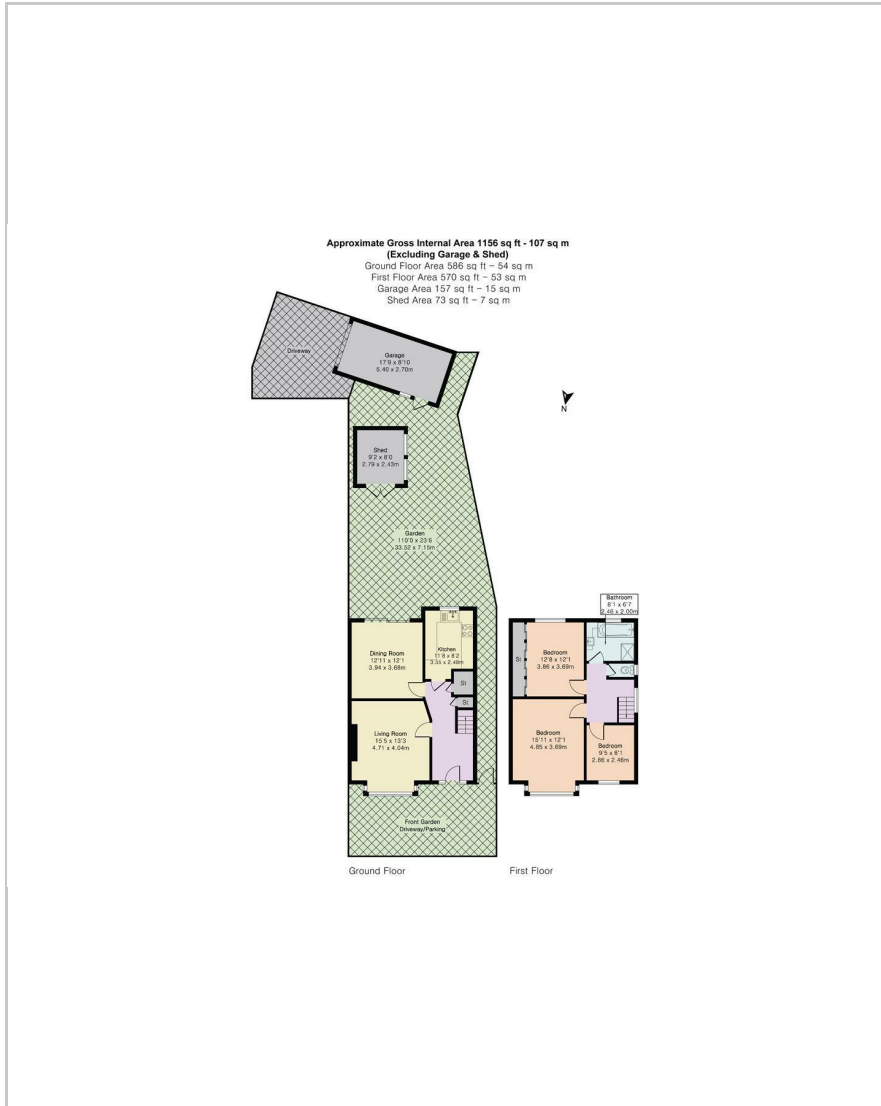


St. Andrews Avenue, Wembley, HA0 2QB

Asking Price £685,000



Floor Plan



Daniels are delighted to present this beautifully presented home, situated in one of Sudbury's most desirable locations. Brimming with character, the property is offered in move-in ready condition while also providing excellent potential to extend to the rear and into the loft (subject to the necessary planning permission and building regulations).

The home further benefits from a generous, Property features rare triple-access: front parking, a private 110 ft south-facing garden with side gated access, & a garage/ driveway on privately owned land at the rear leading on to Elms Lane.

St Andrews Avenue is a charming, tree-lined residential road ideally positioned just minutes from Sudbury Primary School, and within easy reach of St George's Primary School—making it an excellent choice for families seeking highly regarded educational options. The property is conveniently located equidistant from both Sudbury Town and Sudbury Hill stations on the Piccadilly Line, providing swift access into Central London and its many landmarks and leisure attractions.

For those who enjoy outdoor space, Barham Park is approximately half a mile away, with Horsenden Hill also close by, offering further scenic green spaces.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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