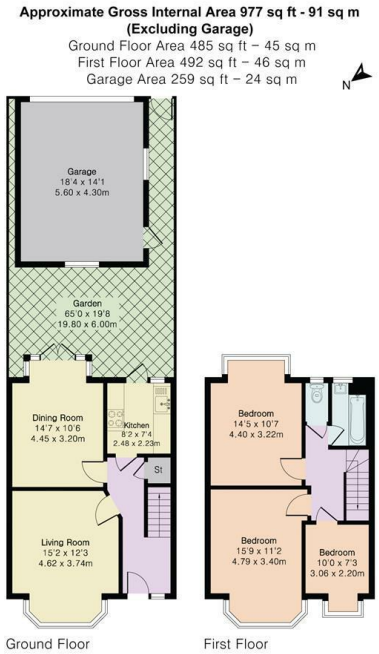
Elms Park Avenue, Wembley, HA0 2RR

Asking Price £525,000

3 1 1 C

Floor Plan



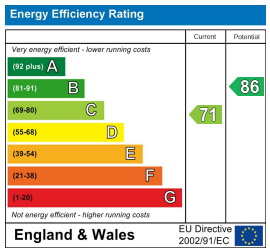
PINK PLAN

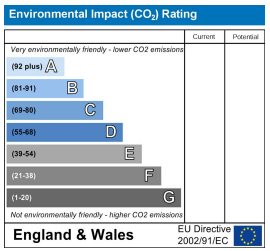
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

daniels
danielsestateagents.co.uk

Daniels are delighted to present this chain-free family home, exclusively available as sole agents, ideally situated in the heart of Sudbury Town. Offering excellent potential to extend to the rear and into the loft (subject to the usual planning permissions), the property also benefits from a south-facing rear garden and a generously sized garage to the rear. A rare opportunity to acquire a home in this sought-after location—early viewing is strongly advised.

Elms Park Avenue is a popular residential road, conveniently located approximately half a mile from both Sudbury Town and Sudbury Hill stations (Piccadilly Line), providing excellent connections into Central London. The property is also well positioned for highly regarded local schools, including Sudbury Primary and St George's Primary, both within easy walking distance. In addition, a variety of bus routes operate along Harrow Road, offering access to Sudbury, Wembley, Harrow, and the surrounding areas.





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.

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