

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk

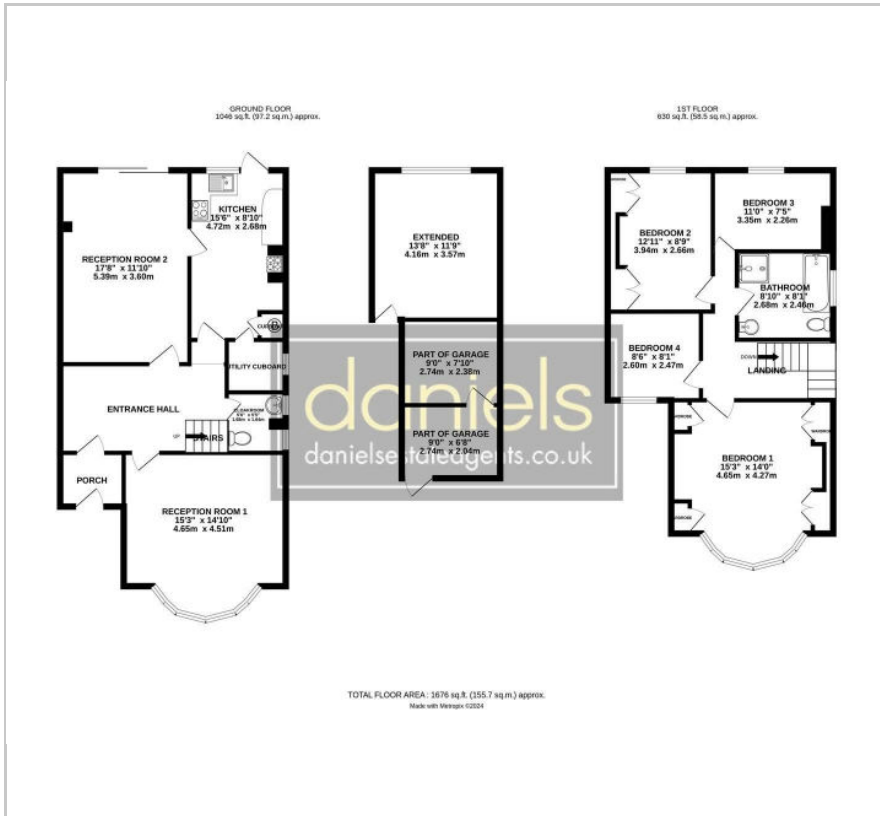


**Carlton Avenue East**  
Wembley, Middlesex, HA9 8LX

**Asking Price £799,950**



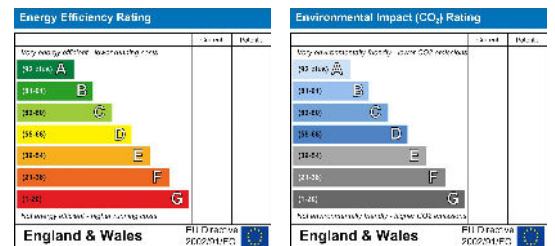
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI-DETACHED
- TWO RECEPTIONS
- GARAGE S/D
- OFF STREET PARKING
- EXTENDED
- FOUR BEDROOMS
- NO UPPER CHAIN
- CLOSE TO AMENITIES

NO UPPER CHAIN on this FOUR BEDROOM SEMI DETACHED HALLS ADJOINING FAMILY HOME with a GARAGE via a shared drive.

We are delighted with instructions to market this HOME. located within walking distance to both Preston Road & Wembley Park Metropolitan line & Jubilee line tube stations, as well all the local amenities of Preston road, local schools such as Preston Manor.

The property can benefit from refurbishment and offers the new owner an opportunity to improve, extend and add value. Internally the property has two reception rooms, kitchen, four first floor bedrooms and a family bathroom with a downstairs WC. the property also benefits from off street parking leading to the garage, so only by viewing can you fully appreciate what is on offer. Council tax band- F.

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

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Middlesex HA0 3HS

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Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

### Wembley

438 High Road, Wembley  
London HA9 6AH

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### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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### Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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