

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



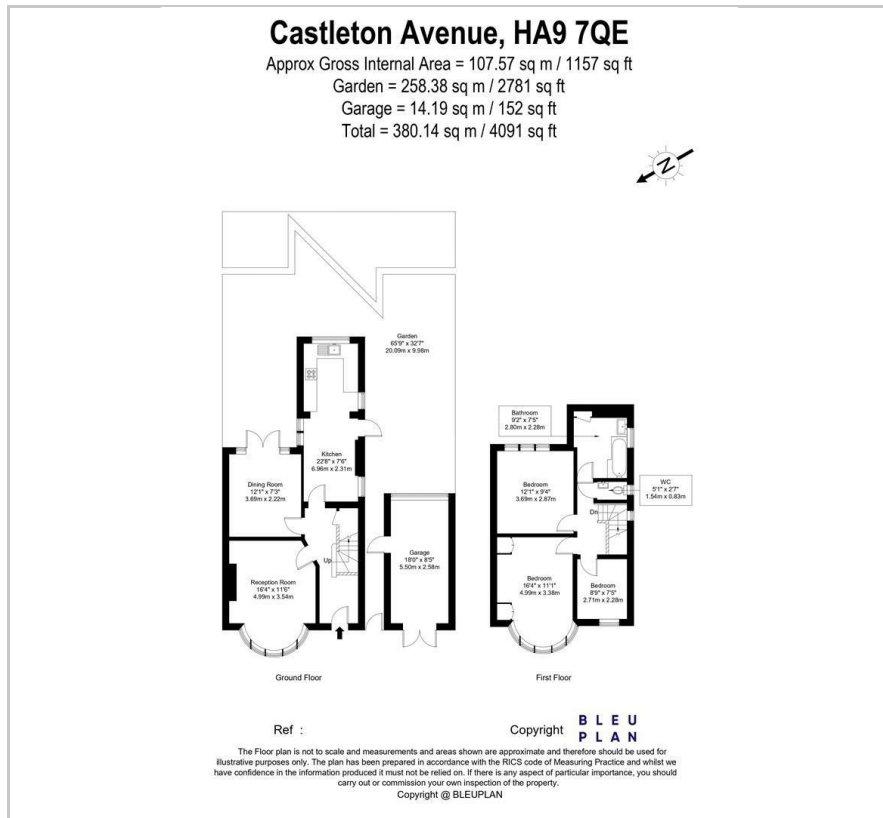
## Castleton Avenue

Wembley, Middlesex, HA9 7QE

**Offers Over £700,000**



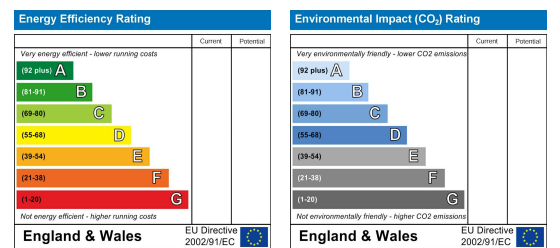
## Floor Plan



## 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
- THREE BEDROOMS
- GARAGE OWN DRIVE
- OFF STREET PARKING
- NO UPPER CHAIN

Don't miss out on this fantastic opportunity on a well presented three bedroomed family home in a sought-after area.

Located close to local amenities and within walking distance from Wembley Stadium with access to a variety of shops, restaurants, and entertainment options. For easy commuting you have transport links of Wembley High Road, Wembley Park and North Wembley stations.

Internally downstairs this home offers two spacious reception rooms and a good-sized kitchen diner, upstairs there are two double bedrooms and a third single bedroom with a sizeable family bathroom. Externally there is a sizeable front garden leading to the property with a detached garage to the side, you also have access to the rear from the side to a sizeable mature garden. This property has huge potential to extend further subject to planning permission. Don't miss out on this fantastic opportunity. Book a viewing today to fully appreciate what this property has to offer. Council tax band - E.

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.



### 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