

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



## Forty Avenue

Wembley, Middlesex, HA9 8JL

**Asking Price £900,000**



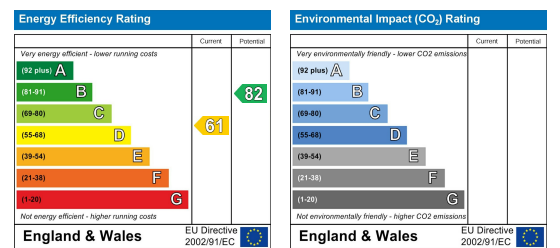
## Floor Plan



## 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.

- DETACHED
- THREE RECEPTIONS
- DETACHED GARAGE
- NEEDS UPDATING
- FOUR BEDROOMS
- TWO BATHROOMS
- NO UPPER CHAIN
- GREAT POTENTIAL TO EXTEND (stpp)

NO UPPER CHAIN with this FANTASTIC OPPURTUNITY on a DETACHED HOME which has HUGH POTENTIAL to convert into FLATS or extend to make this a SUPERB FAMILY HOME stpp.

Located within easy walking distance from all the local amenities inclusive of shops, schools, places of worship, London designer outlet and equidistant to all 3 train stations, WEMBLEY PARK, NORTH WEMBEY & PRESTON ROAD.

This HOME is spacious and offers Three receptions, Four bedrooms, spacious Kitchen, Two bathrooms and needs updating but can be lived in as it is, we would advise an early viewing to fully appreciate what is on offer.

We are currently waiting to take internal photos and floor plan but do not let this stop you from registering your interest.

Council tax band- G

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

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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 willesden@green@danielsestateagents.co.uk

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

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