



The Fairway, Wembley, HA0 3TL  
Asking Price £750,000





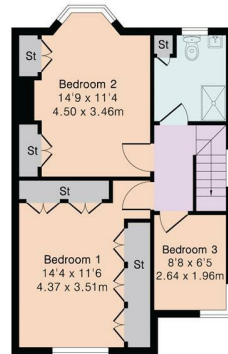
**Approximate Gross Internal Area 1380 sq ft - 128 sq m  
(Including Garage)**

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 482 sq ft – 45 sq m



Ground Floor



First Floor

Daniels are delighted to offer this extended, semi-detached family home set on a corner plot and located on one of the Sudbury Court Estate's most coveted Roads. Brought to market in a completed chain offering a quick turnaround for potential buyers the property boasts an impressive, extended kitchen/Diner and a downstairs fourth bedroom/office depending on purchaser preference. The house is serviced by a garage via the driveway, offering further potential for extension.

The Fairway is a residential road located in the heart of the Sudbury Court Estate and is ideally located for family buyers, with fantastic Schools on your doorstep which include Wembley High Technology School, East Lane Primary and The Harris Academy. Access to central London is straight forward with both South Kenton and North Wembley Bakerloo Line Stations just a short walk away. Just a little further away you have Harrow On The Hill and it's Historic School and Wembley Stadium, Arena and the London Designer Outlet in the other direction.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.

## Sudbury

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Lettings 020 8452 7999  
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## Wembley

438 High Road, Wembley  
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## Neasden

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## Willesden Green

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## Kensal Rise

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