



Abbotts Drive, Wembley, HA0 3SH

Asking Price £620,000

 3  1  2  

Floor Plan

Approximate Gross Internal Area 1388 sq ft - 130 sq m

Ground Floor Area 565 sq ft - 53 sq m

First Floor Area 565 sq ft - 53 sq m

Second Floor Area 258 sq ft - 24 sq m

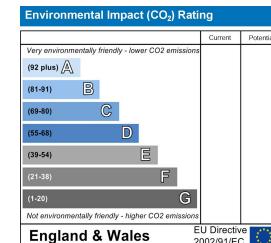
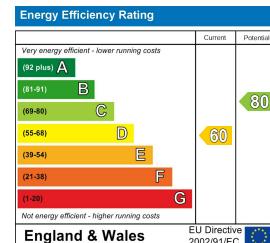
PINK PLAN

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
danielselectstateagents.co.uk

Daniels are delighted to bring to the market this three-bedroom semi-detached family home, offered with the benefit of no upper chain. The property features a useful loft room and a generous south-facing rear garden extending to over 90 feet, providing excellent potential for further extension, subject to the usual planning permissions. Situated on the highly regarded Sudbury Court Estate, the house also benefits from off-street parking to the front.

Abbotts Drive is a quiet residential turning within the ever-popular Sudbury Court Estate, valued for its strong sense of community and convenient location. The property enjoys excellent transport links, with easy access to the Bakerloo Line via South Kenton Station, offering straightforward connections into and around London. Families are well served by a range of reputable schools, including East Lane Primary School and Wembley High Technology College at the top of the estate, with Orley Farm School and John Lyon School located a short distance away in Harrow on the Hill.



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@danielselectstateagents.co.uk

Wembley

438 High Road, Wembley
Middlesex HA9 6AH

Sales 020 8900 2811
Lettings 020 8452 7999
E wembley@danielselectstateagents.co.uk

Neasden

352 Neasden Lane, Neasden
London NW10 0AD

Sales 020 8452 7000
Lettings 020 8452 7999
E neasden@danielselectstateagents.co.uk

Willesden Green

33 Walm Lane, Willesden Green
London NW2 5SH

Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielselectstateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND

Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielselectstateagents.co.uk