

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



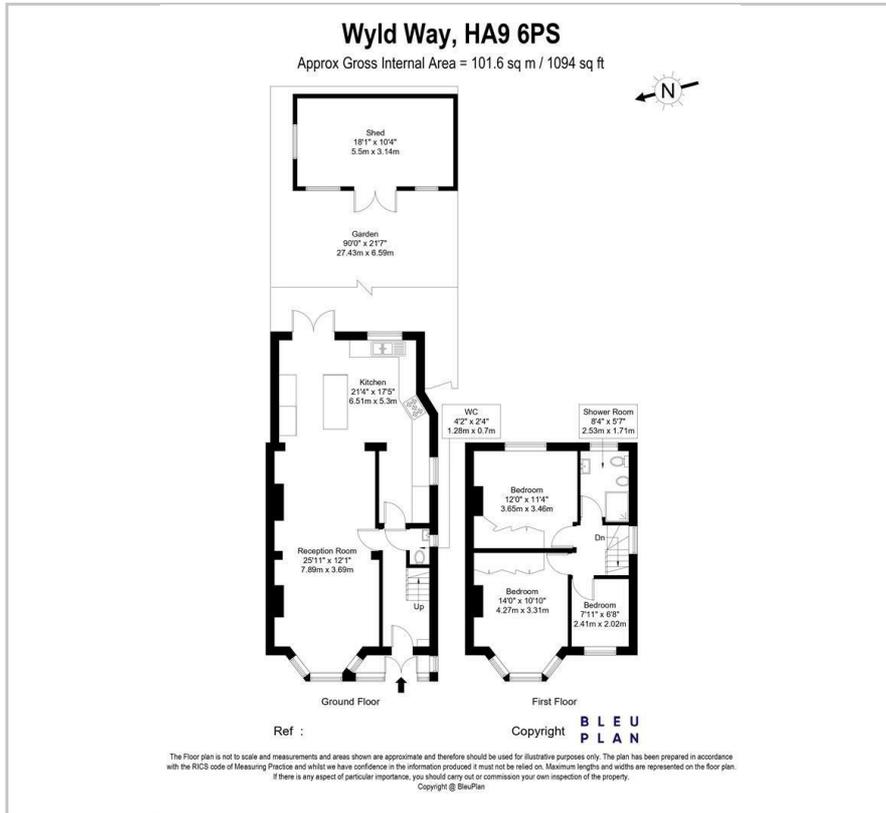
## 62 Wyld Way

Wembley, Middlesex, HA9 6PS

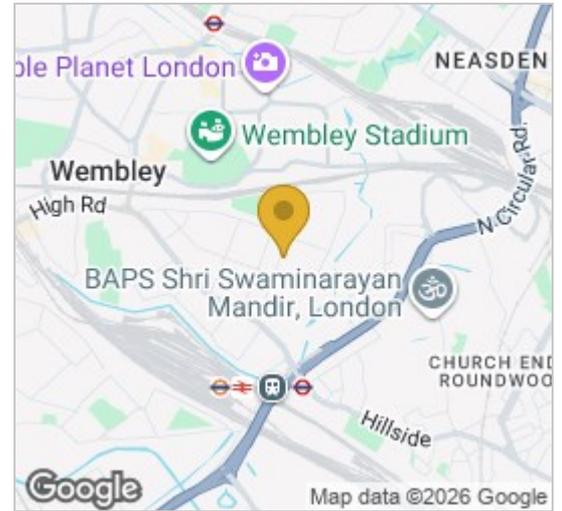
**Asking Price £625,000**



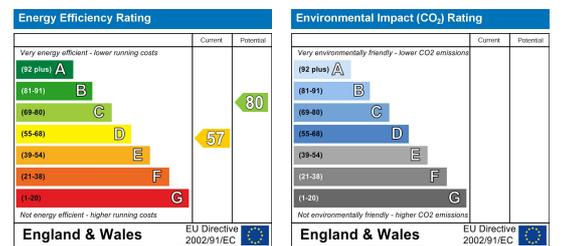
## Floor Plan



## 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
- THREE BEDROOMS
- NO UPPER CHAIN
- EXTENDED
- CLOAKROOM
- EXCELLENT CONDITION



### FANTASTIC FAMILY HOME – NO UPPER CHAIN

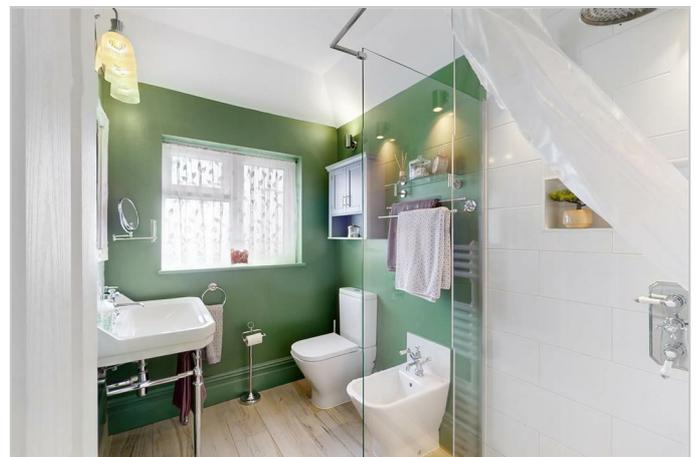
We are delighted to bring to the market this excellent three-bedroom semi-detached family home, beautifully maintained and presented to a high standard by the current owners.

Situated in a popular residential area of Wembley, the property is within walking distance of local shops, schools, and amenities, making it perfectly suited for family living.

Internally, the home offers: Three well-proportioned bedrooms-Spacious open plan through lounge-Extended modern kitchen-Cloakroom (ground floor WC)-Family bathroom.

The property has been exceptionally well cared for throughout, allowing the next owners to move straight in with minimal effort required.

This is a wonderful opportunity to acquire a ready-to-move-into home in a sought-after location. Early viewing is highly recommended to fully appreciate everything this property has to offer. Council Tax Band: D.



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

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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

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London NW10 0AD

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Lettings 020 8452 7999  
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## Willesden Green

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London NW2 5SH

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## Kensal Rise

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