



Elms Lane, Wembley, HA0 2NS

Asking Price £680,000



Floor Plan

Approximate Gross Internal Area 1334 sq ft - 124 sq m
 Ground Floor Area 770 sq ft – 72 sq m
 First Floor Area 564 sq ft – 52 sq m



Daniels are delighted to be appointed sole agents for this refurbished three-bedroom semi-detached house, offered to the market with the benefit of no upper chain.

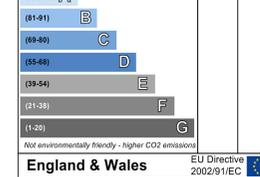
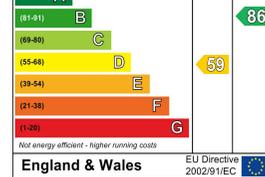
The property features two bath/shower rooms, separate WC and two reception rooms, providing generous and versatile living space ideal for a growing family. To the front, there is off-street parking, while to the rear the home boasts an impressive 141ft garden with external WC, offering significant potential for further extension(s), such as loft conversion, rear extensions, side extension and/or back land development (subject to the usual planning permissions).

Elms Lane is a popular, tree-lined residential road situated in the heart of Sudbury. The property is just minutes from Sudbury Primary School, with St George's Primary School also close by. Further highly regarded schooling options include East Lane Primary School and Wembley High Technology College, both approximately half a mile away.

Excellent transport links are within easy reach, with Sudbury Hill and Sudbury Town (Piccadilly Line) stations, as well as North Wembley (Bakerloo Line), all located just over half a mile from the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC



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.



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