

daniels
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for sale
020 8904 4888

, 106, Elms Lane, North Wembley, HA0 2NP

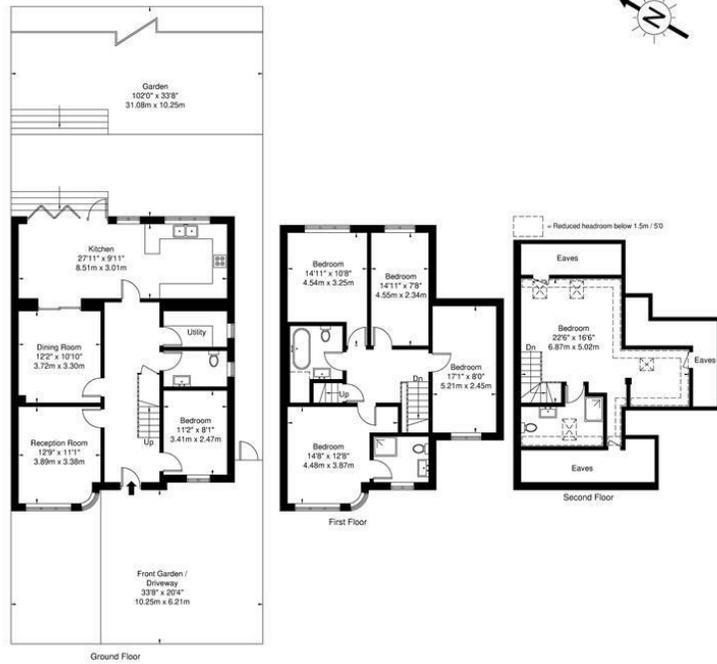
Guide Price £900,000

 5  3  3  B

Floor Plan

Elms Lane Wembley HA0 2NP

Approx. Gross Internal Area = 220.5 sq m / 2373 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Daniels are proud to act as sole agents for this exceptional semi-detached family home, offering over 2,373 sq. ft. (220 sq. m.) of beautifully presented accommodation. This impressive modern property comprises five bedrooms, three bathrooms, three reception rooms and a stunning open-plan kitchen, thoughtfully designed for contemporary family living.

Ideally positioned on a sought-after residential side road, the home is perfectly located for highly regarded local schools, excellent transport links and a variety of shops. It also provides convenient access to Sudbury Town, Sudbury Hill, Wembley, Harrow, Harrow on the Hill and Northwick Park.

Arranged over three floors, the property delivers spacious and well-planned accommodation, ideal for larger families seeking both private space and generous areas to gather together. The ground floor features two reception rooms, a home office/study, and an impressive open-plan kitchen/family room opening directly onto the rear garden. A utility room and downstairs WC add further practicality. Across the upper floors are five well-proportioned double bedrooms and three bath/shower rooms, ensuring ample comfort for a growing family.

Externally, the property benefits from off-street parking to the front, complete with an electric vehicle charging point. To the rear, a substantial private garden offers a patio area leading to a lawn, creating the perfect setting for entertaining and outdoor enjoyment.

As a newly reconstructed home, the property also benefits from the reassurance of an eight-year warranty.

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	82	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

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