

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



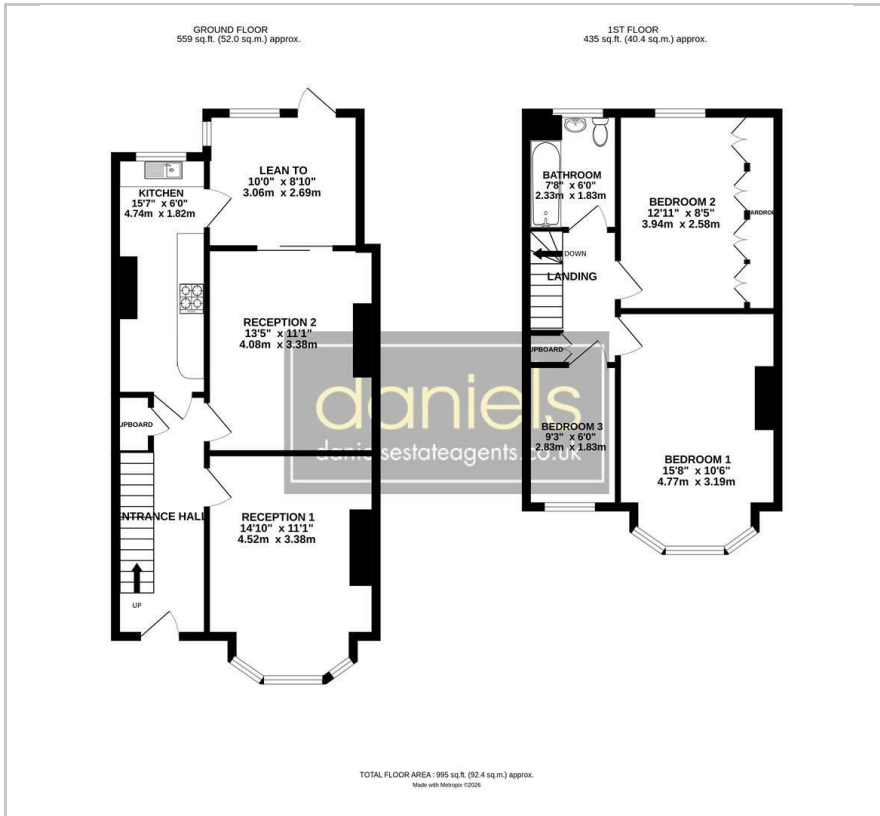
## Waverley Avenue

Wembley, Middlesex, HA9 6BQ

**Asking Price £600,000**



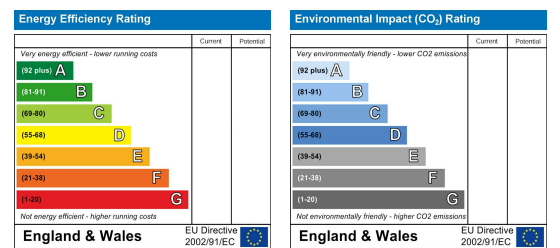
## Floor Plan



## 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.

- TERRACED
- TWO RECEPTIONS
- CLOSE TO AMENITIES
- THREE BEDROOMS
- OFF STREET PARKING

Daniels are delighted to offer for sale this TERRACED FAMILY HOME with the added benefit of OFF-STREET PARKING.

Perfectly located within walking distance to local amenities and transport links including Wembley Stadium and Stonebridge Stations (both with direct lines into Central London), as well as various bus routes along Harrow Road.

Internally, the property comprises three bedrooms, two reception rooms, a kitchen, and a family bathroom. While the home requires some work, it presents an excellent opportunity for buyers to add their own personal touch.

Viewings are highly recommended to fully appreciate the potential this home offers. Book your early appointment today with Daniels, your leading local estate agents. 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

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Middlesex HA0 3HS

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### Wembley

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Middlesex HA9 6AH

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### Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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### Willesden Green

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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