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for sale
020 8904 4888

The Fairway, WEMBLEY, HA0 3LH

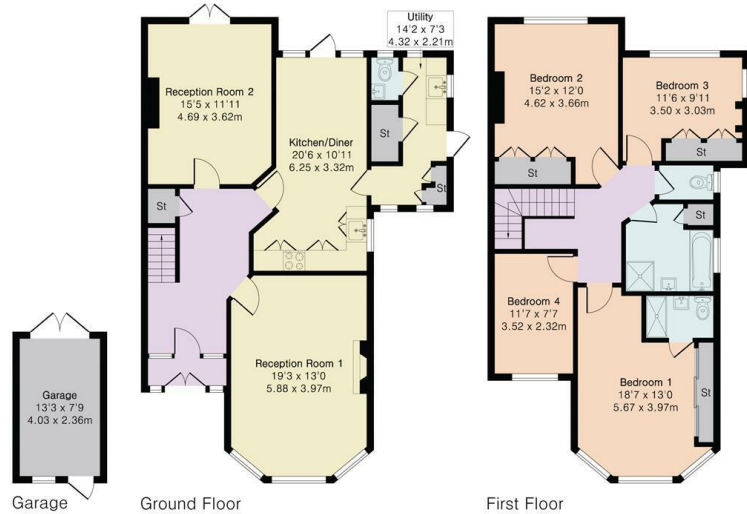
Asking Price £825,000



Floor Plan

**Approximate Gross Internal Area 1737 sq ft - 161 sq m
(Excluding Garage)**

Ground Floor Area 914 sq ft – 85 sq m
First Floor Area 823 sq ft – 76 sq m
Garage Area 102 sq ft – 10 sq m



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.

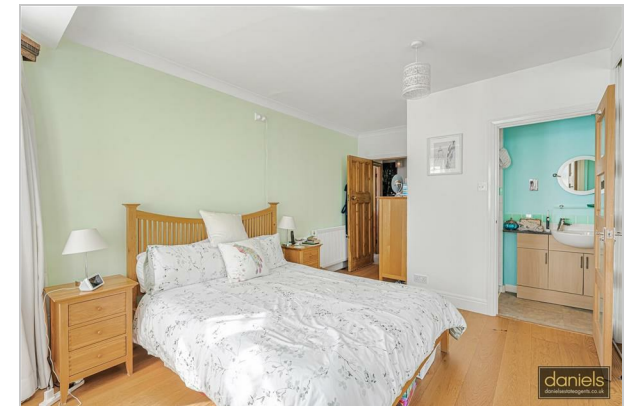


Daniels are pleased to present this charming semi-detached residence, ideally positioned on one of the most sought-after roads within the Sudbury Court Estate. Rich in character and offering generous living space in excess of 1,700 sq ft, this impressive home is perfectly suited for family living. The property boasts four well-proportioned double bedrooms, including a principal bedroom with ensuite shower room. Additional benefits include a private driveway leading to a garage, along with valuable side space offering excellent potential for future extension (subject to the usual planning consents).

The Fairway forms part of the highly desirable Sudbury Court Estate Conservation Area, renowned for its well-maintained surroundings and enduring charm. The location is particularly appealing for families, with East Lane Primary School and Wembley High Technology College both within easy reach and regarded among the area's top-performing schools. Sudbury Primary School and St George's Primary School are also nearby, approximately half a mile away.

For commuters, excellent transport links are available via South Kenton Station and North Wembley Station, both located within 0.3 miles, providing convenient access into Central London and the surrounding areas.

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
(55-68) D			(55-68) 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	EU Directive 2002/91/EC	63	75



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