



Beaumont Avenue, Wembley, HA0 3BY

Asking Price £480,000

2 1 2 D

Floor Plan

Approximate Gross Internal Area 717 sq ft - 67 sq m
 Ground Floor Area 395 sq ft - 37 sq m
 First Floor Area 322 sq ft - 30 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 unique two-bedroom semi-detached house, offering the added benefit of off-street parking to the front along with its own private driveway. The property also provides excellent potential for extension, subject to the necessary planning permissions, making it an ideal opportunity for buyers looking to add value and create a long-term home.

Situated on a popular residential road on the borders of Sudbury Town and North Wembley, this home is perfectly suited for those looking to take the next step onto the property ladder.

Beaumont Avenue is conveniently located within half a mile of both Sudbury Town (Piccadilly Line) and North Wembley (Bakerloo Line) stations, offering excellent transport links into Central London. Well-regarded local schools including Sudbury Primary School are within easy reach, while East Lane and Wembley High Technology College are also nearby. For leisure and retail, Wembley Stadium and the London Designer Outlet are approximately one mile away.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Vary 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		85	62
Vary 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			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.

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