



Priory Park Road, WEMBLEY, HA0 2RY

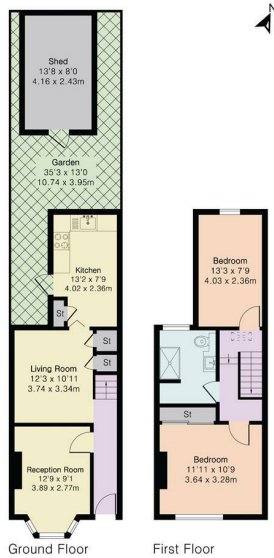
Asking Price £500,000



Floor Plan

Approximate Gross Internal Area 765 sq ft - 71 sq m
(Excluding Outbuilding)

Ground Floor Area 388 sq ft - 36 sq m
First Floor Area 377 sq ft - 35 sq m
Outbuilding Area 109 sq ft - 10 sq m



Daniels are delighted to present this beautifully refurbished family home, finished to an exceptional standard and ready for immediate occupation. Thoughtfully modernised throughout, the property effortlessly combines contemporary style with practical living, making it an ideal purchase for first-time buyers, growing families or those looking for a home with nothing left to do but move in.

The accommodation comprises two spacious reception rooms, a stylish contemporary kitchen, and a luxurious modern bathroom, all presented in immaculate condition. Outside, the property benefits from a private rear garden, providing the perfect setting for entertaining, relaxing or enjoying the warmer months. Internal viewing is highly recommended to fully appreciate the quality and finish on offer.

Situated on the ever-popular Priory Park Road, a quiet residential turning just off Harrow Road, the property enjoys a peaceful setting surrounded by similar character homes and a well-established community. Families will benefit from being within easy reach of both Sudbury Primary School and the highly regarded St. George's Primary School, while commuters are well served by Sudbury Town and Sudbury Hill Piccadilly Line stations, both within comfortable walking distance and providing excellent connections into Central London.

Energy Efficiency Rating	
	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	
65	88
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
65	88
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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