

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



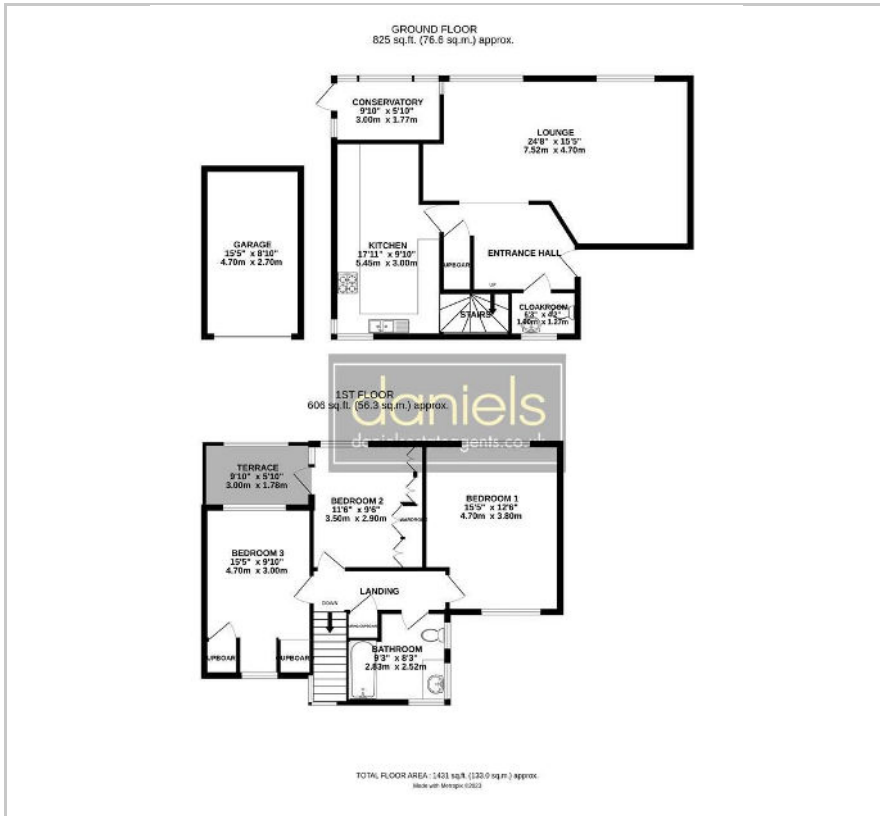
## Mayfields Close

Wembley, Middlesex, HA9 9PP

**Asking Price £650,000**



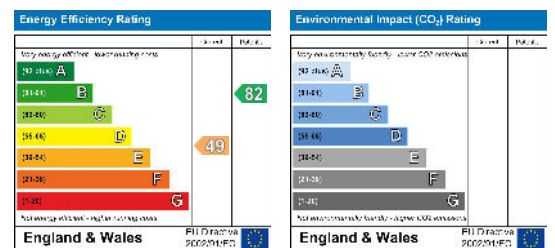
## Floor Plan



## 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.

- SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- GARAGE OWN DRIVE
- OFF STREET PARKING
- NO UPPER CHAIN

Daniels are now in receipt of an offer for the sum of £622,500 for 1 Mayfields Close, Wembley, HA9 9PP. Anyone wishing to place an offer on this property should contact Daniels estate agents, 438 High Road, Wembley, HA9 6AH on 020 8900 2811 before exchange of contracts.

Daniels are delighted to present a three double bedroom property in need of attention, situated on a quiet cul-de-sac location, within the Barnhill Estate of Wembley Park. To the front there is off street parking with a garage accessed via its own driveway providing ample room to extend (STPP). To the rear a large private and secluded south facing garden.

The property is a few minutes walking distance of Wembley Park train station, providing a direct and reliable transport link to central London via the Bakerloo & Metropolitan lines.

Viewings are easily arranged so call now to avoid being disappointed.

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

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

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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

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### Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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