daniels
danielsestateagents.co.uk

Beaumont Avenue, Wembley, HA0 3BZ

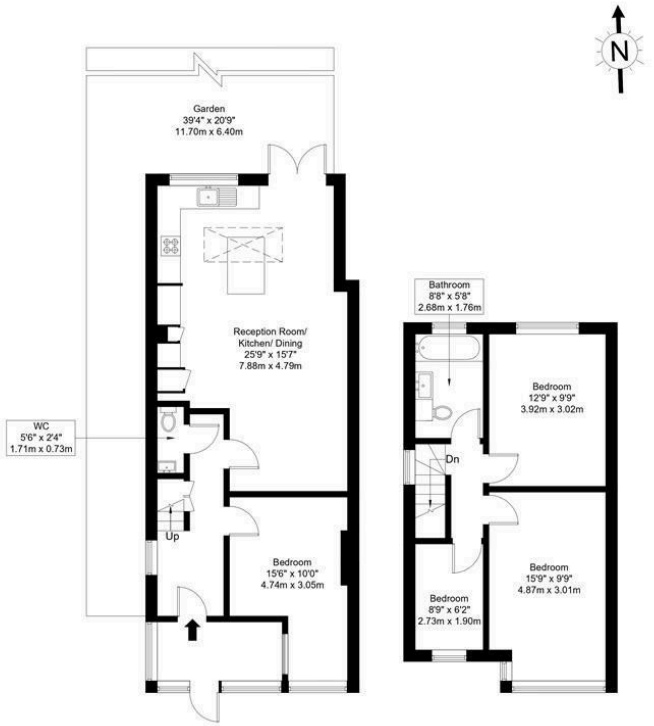
**Asking Price £610,000**

3 2 2

## Floor Plan

# Beaumont Avenue, HA0 3BZ

Approx Gross Internal Area = 109.94 sq m / 1183 sq ft
Garden = 90.85 sq m / 977 sq ft
Total = 200.79 sq m / 2161 sq ft

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Copyright BLEU PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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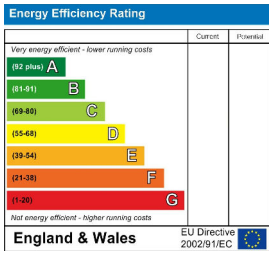
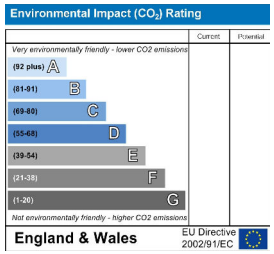
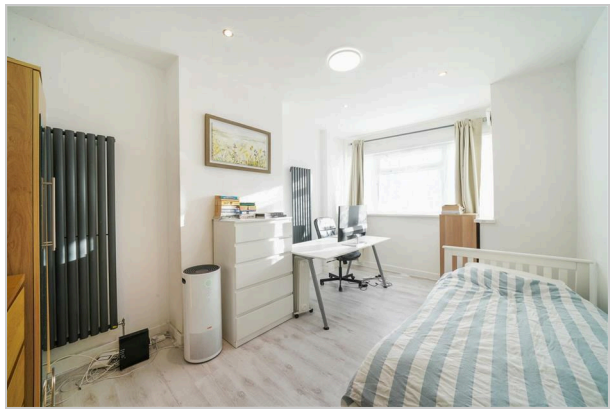
- EXTENDED SEMI DETACHED HOUSE
- STUNNING KITCHEN DINER AS PART OF THE SIX METRE GROUND FLOOR EXTENSION
- SEPARATE FRONT RECEPTION ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- POTENTIAL FOR LOFT CONVERSION SUBJECT TO PLANNING
- IDEALLY LOCATED FOR NORTH WEMBLEY AND SUDBURY TOWN STATION
- INTERNAL VIEWING RECCOMENDED

## Energy Efficiency Graph





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### 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