

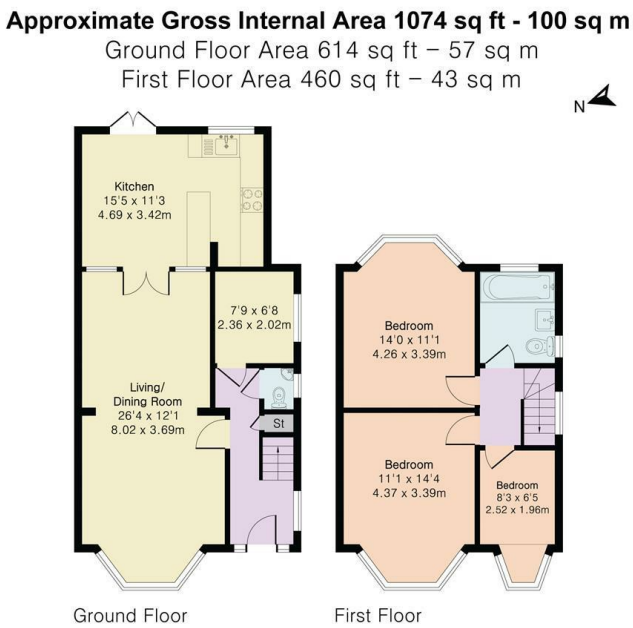
daniels
danielsestateagents.co.uk

Spencer Road, Wembley, HA0 3SF

**Asking Price £635,000**

3 1 2 D

## Floor Plan




PINKPLAN

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.

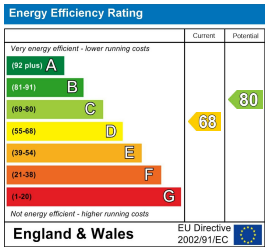
daniels
danielsestateagents.co.uk

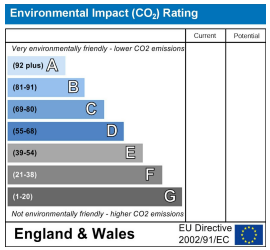
Daniels are delighted to present this extended semi-detached family home, situated on one of the most sought-after roads within the highly desirable Sudbury Court Estate. Offering generous and versatile living accommodation throughout, the property features a larger-than-average kitchen/dining room, ideal for modern family living and entertaining.

A valuable addition to the ground floor is an extra reception room, currently suitable for use as a fourth bedroom, home office, or playroom, providing excellent flexibility to suit a variety of lifestyles. The property also offers significant scope for further enhancement, with potential to extend both the ground floor and loft space, subject to the necessary planning consents.

Spencer Road is a highly regarded residential address located in the heart of the Sudbury Court Estate. Positioned just outside the conservation area, the property enjoys a prime location moments from The Harris Academy, while East Lane Primary School and Wembley High Technology College are also within easy reach.

Excellent transport links are readily available, with both North Wembley and South Kenton stations located within convenient walking distance, providing direct access into Central London and making the property ideal for commuters and families alike.













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 firms 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