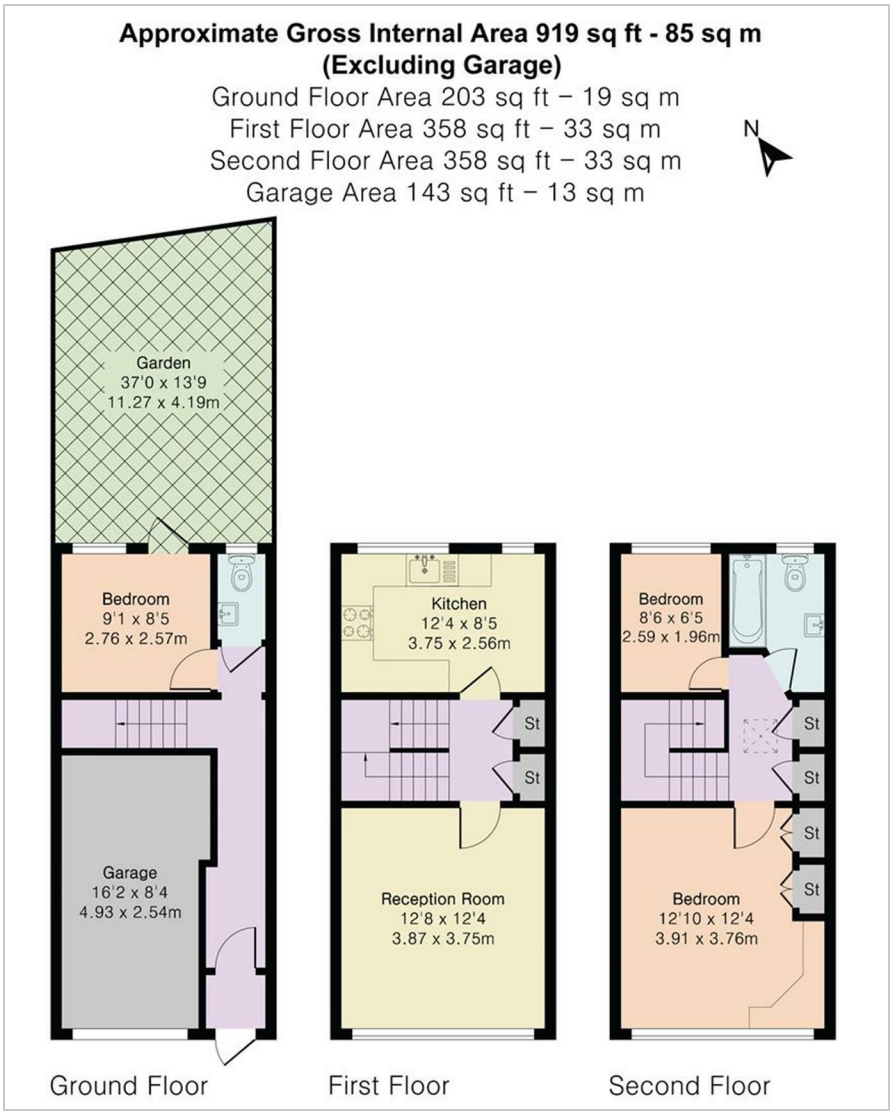


The Croft, Wembley, HA0 3EG

Asking Price £485,000

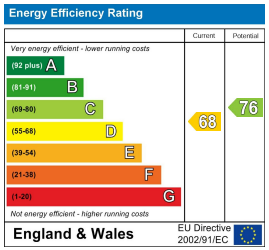
Floor Plan

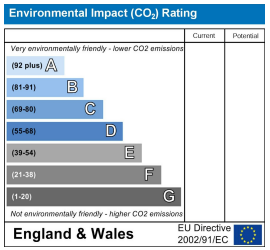


Daniels are delighted to offer for sale as sole agents this generously proportioned three-bedroom townhouse, offered to the market with the benefit of no upper chain. Arranged over three floors, the property offers well-balanced accommodation, including a spacious main reception room and an integral garage, which presents excellent potential for conversion into a fourth bedroom, subject to the necessary consents. Competitively priced to reflect current market conditions, this is an excellent opportunity to secure a well-located family home.

The Croft is a quiet residential road, conveniently positioned within a short walk of Sudbury Town High Street, where a variety of shops, cafés and restaurants can be found. The popular open green spaces of Barham Park are also close by, providing an ideal setting for outdoor leisure and recreation. Transport connections are excellent, with Sudbury Town Underground Station (Piccadilly Line) and Sudbury & Harrow Overground Station both within easy reach, offering convenient access into Central London. The vibrant town centre of Harrow is also approximately two and a half miles away, providing an extensive range of shopping, leisure and dining facilities.

The property is particularly well placed for families, with a selection of well-regarded local schools nearby. Sudbury Primary School is approximately a quarter of a mile away, while East Lane Primary School and Wembley High Technology College are both situated just over half a mile from the property.











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.

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