



Harrow Road, WEMBLEY, HA0 2PX

Asking Price £460,000





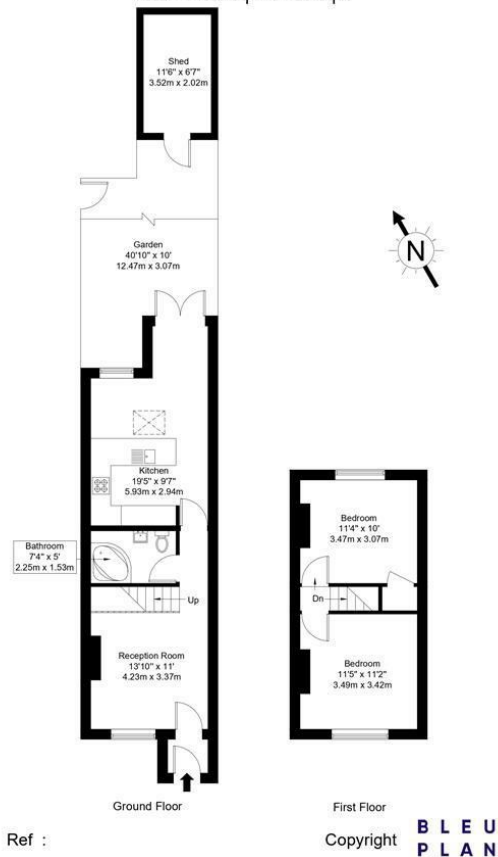
## Floor Plan

### Harrow Road, HA0 2PX

Approx Gross Internal Area = 66.3 sq m / 714 sq ft

Shed = 7.1 sq m / 76 sq ft

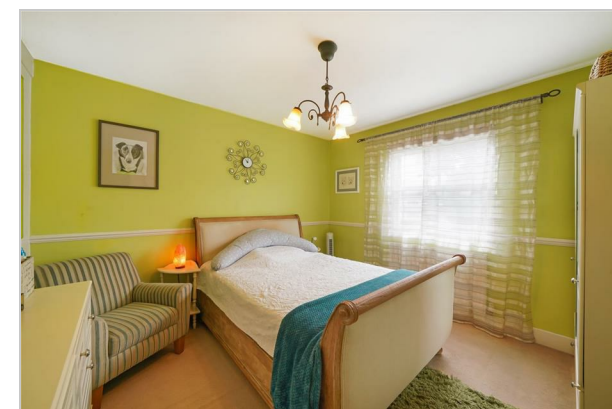
Total = 73.4 sq m / 790 sq ft



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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Daniels are pleased to introduce this charming two-bedroom cottage to the market — a perfect blend of period charm and modern style. Thoughtfully extended on the ground floor, the property is presented in excellent move-in condition, offering two generous double bedrooms and a lovely private garden with rear access. An internal viewing is highly recommended to truly appreciate all that this delightful home has to offer.

Ideally located just off Harrow Road, the property benefits from superb transport connections, with Sudbury Town (Piccadilly Line) and Sudbury & Harrow Road Overground Station both within easy walking distance, providing quick access to Central London. Families will find several highly regarded schools nearby, including St George's Primary and Sudbury Primary, while East Lane Primary and Wembley High Technology College are also within a mile.



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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### Wembley

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### Neasden

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