



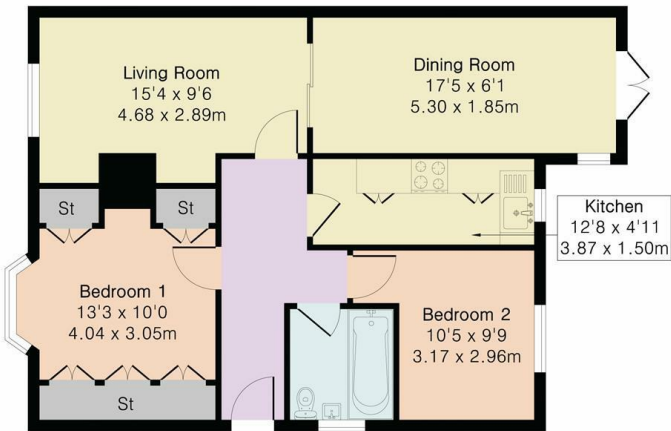
Rugby Avenue, Wembley, HA0 3DF

Asking Price £525,000



Floor Plan

Approximate Gross Internal Area 697 sq ft - 65 sq m



Ground Floor

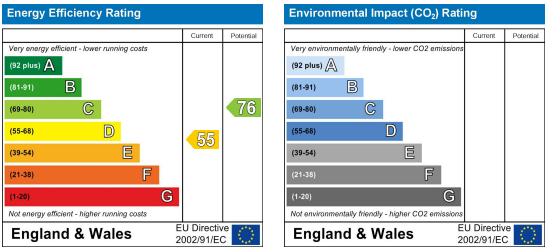


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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 are delighted to offer this beautifully refurbished two-bedroom bungalow, boasting two generous reception rooms and presented in immaculate, move-in condition. Ideally situated on the Sudbury/North Wembley borders, this wonderful home is perfect for families, with East Lane Primary and Wembley High Technology College both within close proximity.

Nestled on a sought-after residential road lined with houses, bungalows, and apartments, the property enjoys a tranquil yet highly convenient location. Excellent transport options are nearby, including Sudbury Town (Piccadilly Line) and North Wembley (Bakerloo & Overground) stations, ensuring easy travel across London. The area also provides superb access to Wembley Park, The London Designer Outlet, and Harrow on the Hill, offering a fantastic selection of shops, restaurants, and leisure facilities.



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	Wembley	Neasden	Willesden Green	Kensal Rise
35 Court Parade, Sudbury Middlesex HA0 3HS	438 High Road, Wembley Middlesex HA9 6AH	352 Neasden Lane, Neasden London NW10 0AD	33 Walm Lane, Willesden Green London NW2 5SH	77 Chamberlayne Road, Kensal Rise London NW10 3ND
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