



ESTATE & LETTINGS AGENTS

District Road, Wembley, HA0



FOR SALE £575,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Three-Bedroom Terraced Property Near Sudbury Town Underground Station

Overview:

Major Estates is pleased to present this three-bedroom terraced home, ideally located near Sudbury Town Underground station. Featuring two reception rooms, an extended fitted kitchen, and a spacious garden, this property offers excellent potential for both owner-occupiers and investors. Currently, the property holds an HMO license until January 2025, making it a versatile investment for those seeking rental income or a family-friendly residence with room for expansion (subject to planning).

- **Three Bedrooms:** Spacious bedrooms suitable for family living or tenants if maintained as an HMO.
- **Two Reception Rooms:** Two separate reception rooms, providing flexible spaces for relaxation, dining, or home office needs.
- **Extended Fitted Kitchen:** A well-equipped, extended kitchen offers plenty of space for meal preparation and family gatherings.
- **Bathroom and Separate WC:** Convenient layout with a bathroom and an additional WC.
- **Front Driveway and Rear Garden:** Driveway with parking for one car at the front, and a generous garden area at the back, offering ample outdoor space for leisure and gardening.

- **HMO License (Expires January 2025):** Current HMO license provides an attractive rental opportunity for investors.
- **Extension Potential:** The property has further potential for extension, subject to planning permission, adding future value and space.

- **Near Sudbury Town Underground Station:** Located just a short walk from Sudbury Town Underground station, offering easy access to Central London and surrounding areas.
- **Close to Amenities in Sudbury and Wembley:** Nearby are a variety of shops, restaurants, and essential services, making daily errands and leisure activities convenient and enjoyable.
- **Ideal for Families and Investors:** This property provides a perfect balance for buyers seeking a family home close to schools and transport or investors interested in maintaining an HMO

- **Owner-Occupier:** The property presents a fantastic opportunity for families or first-time buyers to create a wonderful home, with potential to personalize and expand.
- **Buy-to-Let Investor:** The existing HMO license allows for an immediate rental option, providing flexibility to continue as a HMO investment.

This well-located property near Sudbury Town and Wembley offers versatility, with potential for personalization and expansion. Contact us to arrange a viewing and explore how this property could meet your needs, whether for a family home or investment opportunity.



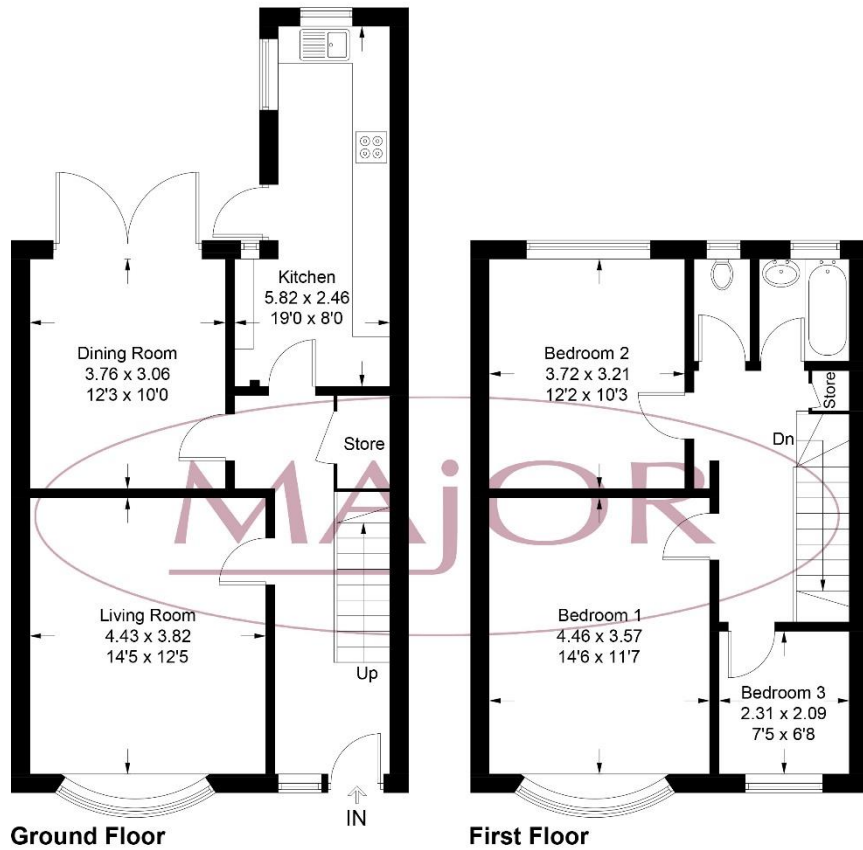
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1140558)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

