



**Dean Court, Wembley**

**£699,950 Freehold**

Rawlinson Gold are delighted to present for sale this spacious three-bedroom, semi-detached family home in need of renovation that is nestled in the highly sought-after Sudbury Court Estate. To be sold with the benefit of no upper chain, this property presents an exciting opportunity for potential buyers to extend both to the side and rear, subject to the usual planning consents.

Situated within close proximity to South Kenton and North Wembley train stations, this property facilitates swift and efficient access into central London.

Additional benefits include a large rear garden, a garage and a private driveway, providing ample off-street parking for multiple vehicles.

EPC Rating: D  
Council Tax Band: E

- No Upper Chain • Semi-Detached • Three Bedrooms • Spacious Accommodation Throughout • In Need Of Renovation • Potential To Extend STPP • Large Rear Garden • Sudbury Court Estate area • Double Glazed Windows • Gas Central Heating



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### **FURTHER DETAILS**

The property comprises of an entrance porch that introduces you to a hallway, connecting the front and rear reception rooms to the kitchen and dining area. To the first floor there are three generously proportioned bedrooms, accompanied by the convenience of a W/C and a bathroom. Complementing the property is a large rear garden, a garage and a private driveway, providing ample off-street parking for multiple vehicles.

### **LOCATION**

Nestled in the highly sought-after Sudbury Court Estate, this property is located on Dean Court and is within close proximity of South Kenton and North Wembley tube stations, facilitating easy and efficient commuting into central London.

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).



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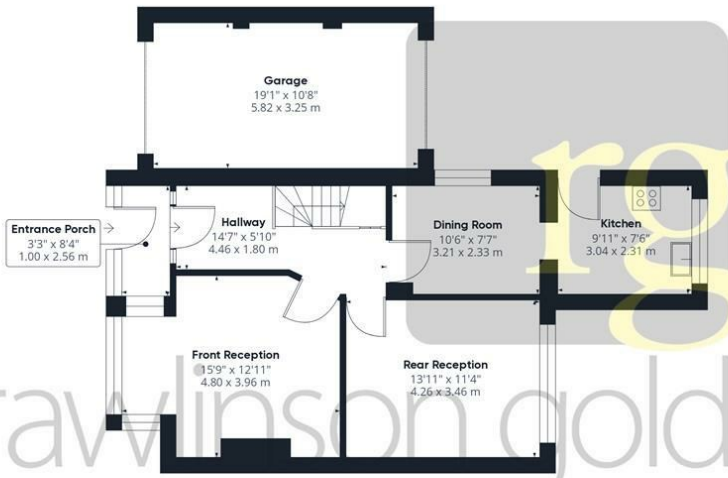
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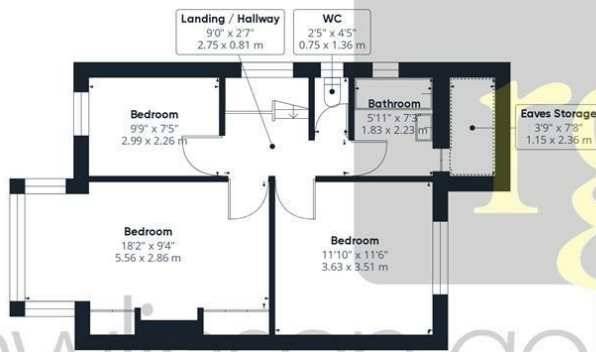
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1359.17 ft<sup>2</sup>  
126.27 m<sup>2</sup>

**Reduced headroom**

29.08 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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