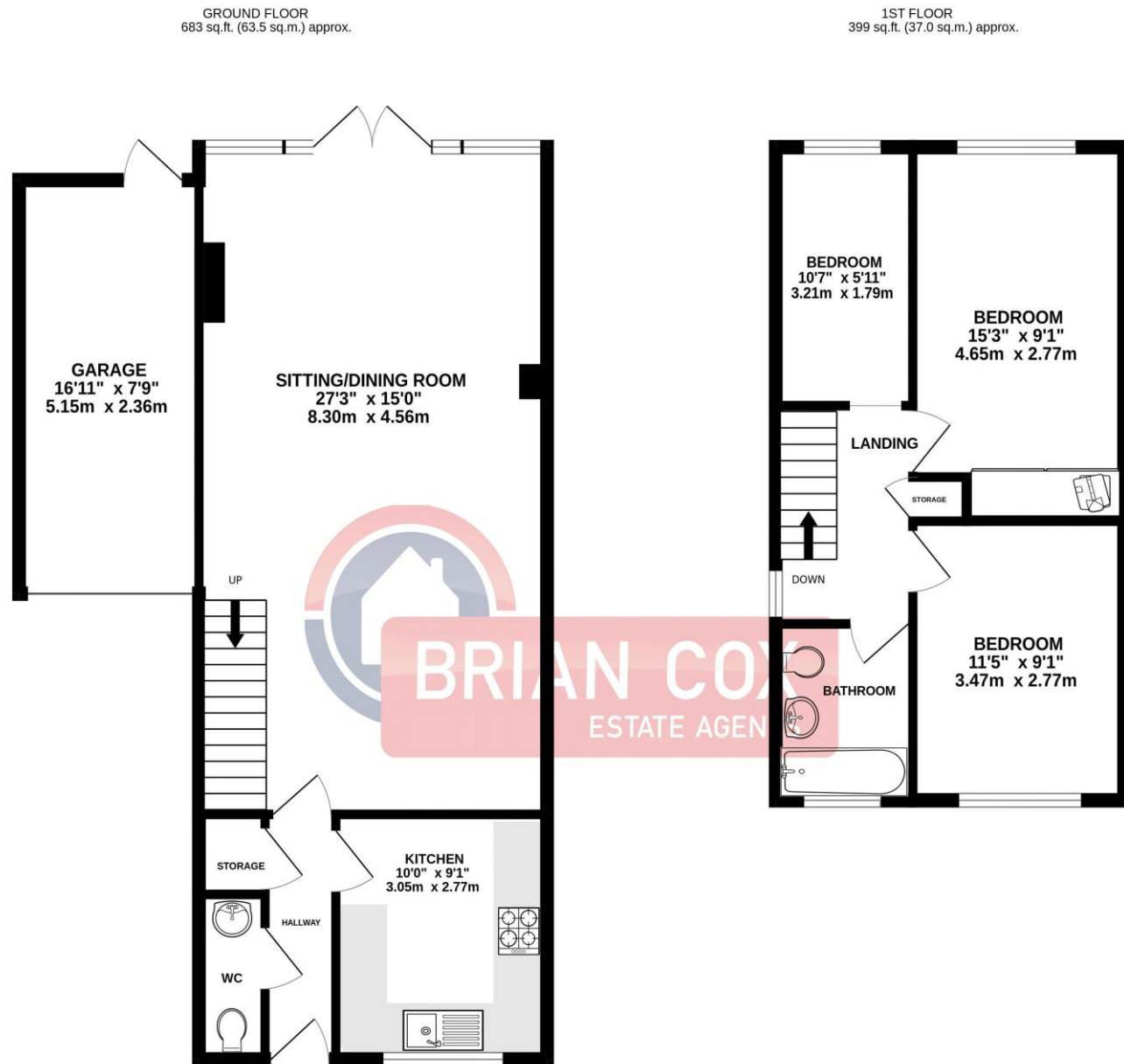


the floorplan...



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

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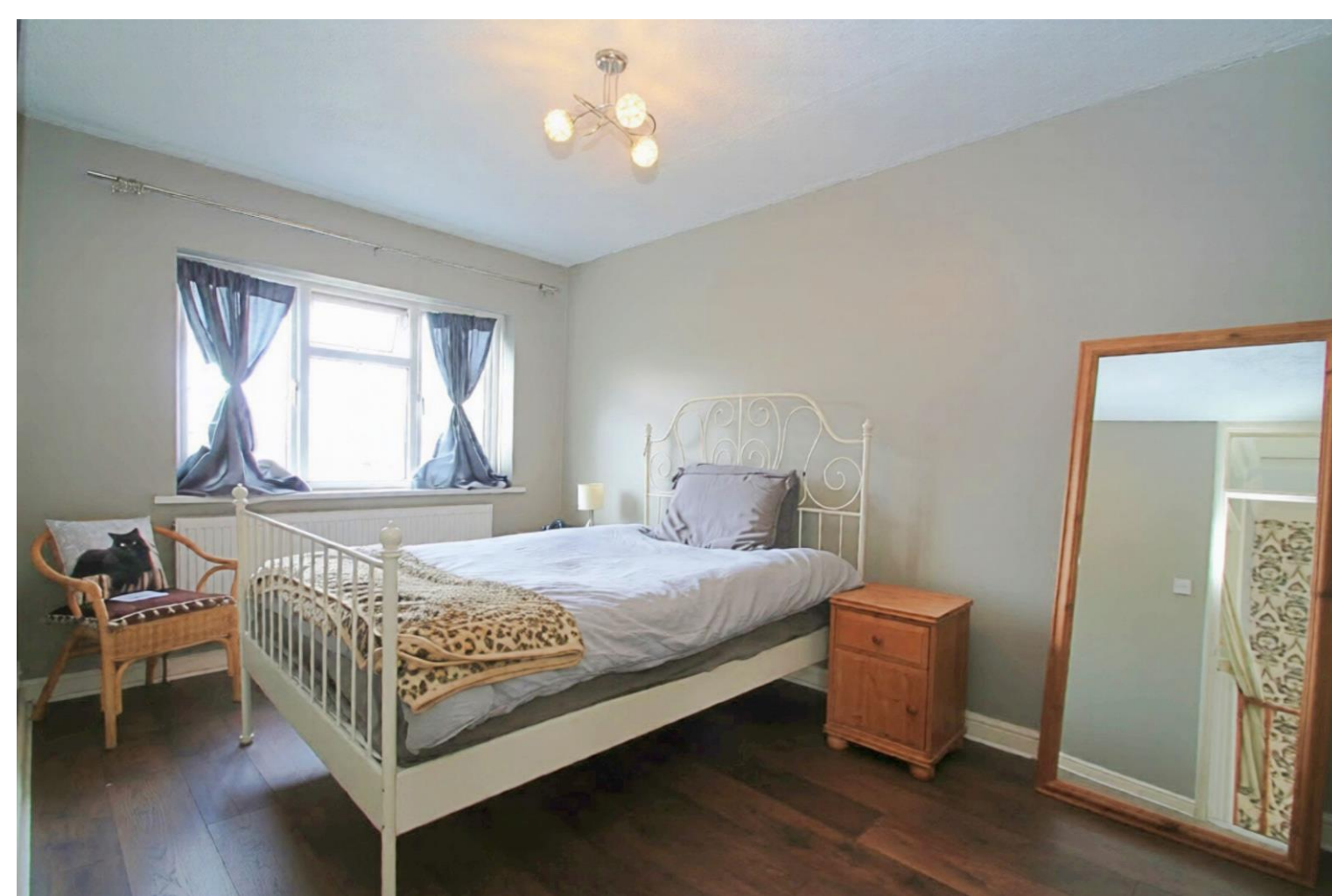
Situated in a popular residential cul-de-sac this well-presented three bedroom semi-detached family home offers spacious and versatile accommodation throughout. Benefiting from double glazing and gas central heating, the property is ideally suited to modern family living. The standout feature of the home is the impressive 27ft living and dining room, providing an excellent space for both everyday family life and entertaining guests. The ground floor also comprises a fitted kitchen and the added convenience of a downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a neutral family bathroom suite. Externally, the property enjoys front and rear gardens, offering ample outdoor space for relaxation, play and gardening enthusiasts alike. A private driveway provides off-street parking for at least two vehicles and leads to a garage, further enhancing the practicality of this attractive home. Conveniently located close to local amenities, reputable schools and transport links, this excellent family property presents a fantastic opportunity for buyers seeking space, comfort and convenience.



Offers in Excess of
£600,000

Rustic Place, Wembley HA0 3BJ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Three Bedroom
- Semi-Detached Freehold House
- Garage Own Drive
- Front and Rear Gardens
- Double Glazed / Gas Central Heating
- Walking Distance to North Wembley Sports Ground



the location...

nearest stations ...

North Wembley (0.2 miles)
 Sudbury And Harrow Road (0.6 miles)
 Wembley Central (0.7 miles)



Rustic Place is located in the Sudbury area of Wembley, within the London Borough of Brent. The surrounding neighbourhood largely developed during the 20th century as Wembley expanded from a rural settlement into a thriving suburban community. Improved rail and Underground connections encouraged residential growth, attracting commuters and families. Today, the area is characterised by established housing and a diverse residential population.



Residents benefit from a good range of local amenities, including supermarkets, convenience stores, cafés, restaurants and healthcare services. Nearby Wembley town centre provides extensive shopping, leisure and entertainment facilities. The area is well connected by public transport, with several nearby stations offering easy access to Central London. Local parks and recreational spaces also contribute to the area's appeal.



Rustic Place is well positioned for families, with a variety of primary and secondary schools located nearby. Several schools in the surrounding area have strong reputations and provide a range of educational opportunities. Wembley High Technology College and other local schools are easily accessible from the postcode. The area has a well-established family community and places a strong emphasis on education.