



Beaumont Avenue, Wembley, HA0 3BZ

Asking Price £600,000



# Floor Plan

**Approximate Gross Internal Area 1047 sq ft - 97 sq m**

Ground Floor Area 471 sq ft – 44 sq m

First Floor Area 576 sq ft – 53 sq m



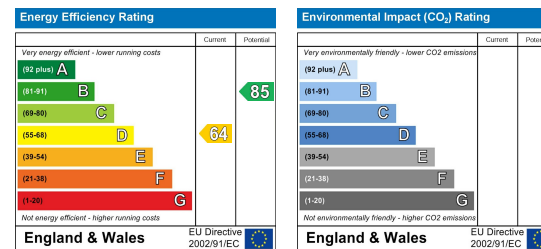
Daniels are delighted to be appointed sole agents in the sale of this exceptionally spacious three-bedroom family home, offered to the market with the added benefit of no upper chain.

Extending to over 1,000 sq ft of well-proportioned accommodation, this impressive property offers excellent living space throughout and is perfectly suited to growing families. Further benefits include off-street parking to the front and a private rear garden, ideal for outdoor entertaining and family enjoyment. The property also presents exciting potential to extend to the rear and convert the loft, subject to the usual planning permissions and consents, allowing buyers the opportunity to further enhance and personalise the home.

Beaumont Avenue is a highly regarded residential road, ideally positioned just 0.3 miles from Sudbury Town, where residents can enjoy a wide selection of local shops, cafés, restaurants and excellent transport links via the Piccadilly Line.

The surrounding area offers an outstanding range of leisure and lifestyle amenities. Wembley Park, home to the iconic Wembley Stadium, OVO Arena Wembley and the London Designer Outlet, is within easy reach, providing an excellent choice of shopping, dining, entertainment and cinema facilities. The historic village of Harrow on the Hill is also nearby, renowned for its charming High Street, St Mary's Church, prestigious Harrow School and an excellent selection of independent restaurants, cafés and boutique shops.

The property is exceptionally well connected, with a choice of Underground and Overground stations, frequent bus services and convenient road links all close at hand, making travel into Central London and across the capital both quick and convenient.



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

35 Court Parade, Sudbury  
Middlesex HA0 3HS

Sales 020 8904 4888

Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811

Lettings 020 8452 7999

E wembley@danielsestateagents.co.uk

## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000

Lettings 020 8452 7999

E neasden@danielsestateagents.co.uk

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

Sales 020 8452 7000

Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999

Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk