

**Sales:** 020 8900 2811  
**Lettings:** 020 8900 2121  
**Email:** wembley@danielsestateagents.co.uk  
www.danielsestateagents.co.uk

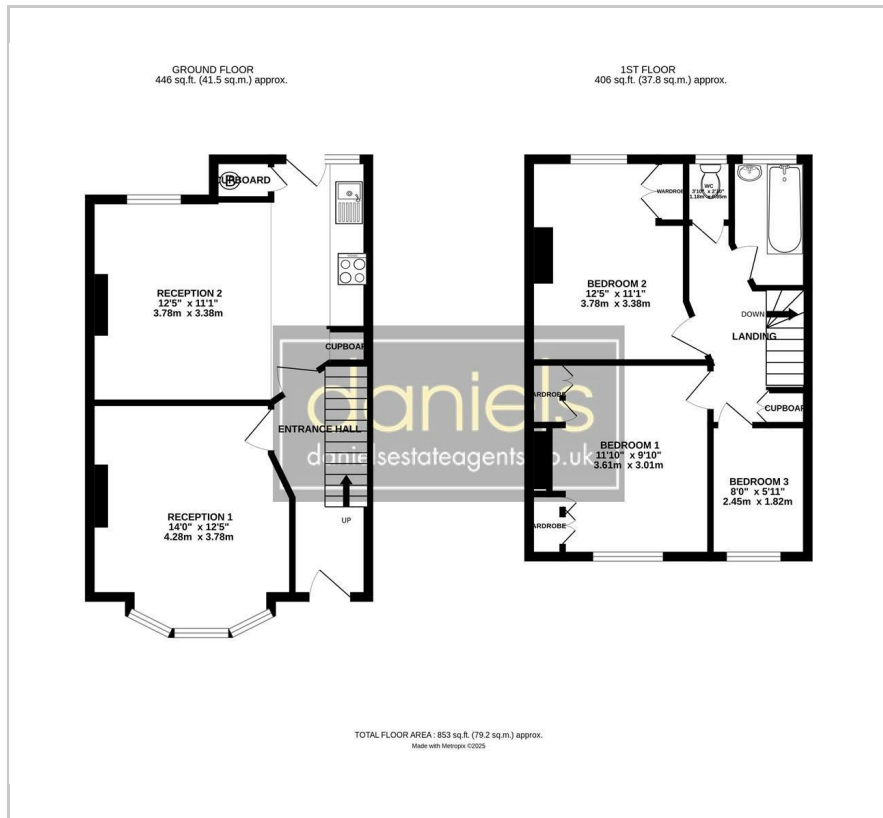


**Cecil Avenue**  
Wembley, Middlesex, HA9 7DY

**Asking Price £565,000**



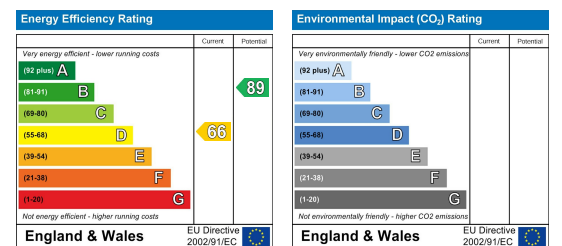
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Daniels, Wembley Office on 020 8900 2811 if you wish to arrange a viewing appointment for this property or require further information.

- TERRACED FAMILY HOME ■ THREE BEDROOMS
- TWO RECEPTIONS ■ CLOSE TO AMENITIES
- OPEN PLAN ■ NO UPPER CHAIN KITCHEN/RECP 2

Spacious Three-Bedroom Terraced Family Home – Sought-After Wembley Central Location

We are delighted to present to market this well-maintained terraced family home, ideally located on a popular residential road in Wembley Central.

Conveniently positioned within walking distance of Wembley Central Station (Bakerloo & Overground Lines), this property offers excellent transport links with direct routes into Central London. The area also boasts a wide range of local amenities including shops, supermarkets, restaurants, and highly regarded schools.

**Key Features:** Three well-sized bedrooms - Family bathroom - Two reception rooms, with the second reception open-plan to the kitchen - Private rear garden - Offered in good condition throughout - No upper chain (subject to agreed offer). Council Tax Band: D

This charming home is perfect for families and presents a great opportunity for buyers seeking a property in a central and vibrant location. Early viewing is highly recommended — contact us today to arrange your appointment.

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

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Middlesex HA0 3HS

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## Wembley

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Middlesex HA9 6AH

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## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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## Willesden Green

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London NW2 5SH

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## Kensal Rise

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