



Carlton Avenue West, WEMBLEY, HA0 3QX

Asking Price £750,000



Floor Plan

Approximate Gross Internal Area 1703 sq ft - 158 sq m
 Ground Floor Area 957 sq ft - 89 sq m
 First Floor Area 530 sq ft - 49 sq m
 Second Floor Area 216 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

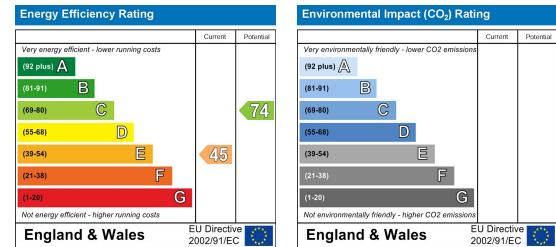


Daniels are delighted to present this extended three-bedroom semi-detached family home, offered to the market as sole agents and benefiting from no upper chain, making it an ideal purchase for buyers seeking a swift and straightforward move.

The property has been significantly enhanced with both a full-length side extension and a ground floor rear extension, creating generous and versatile living accommodation throughout. In addition to the three well-proportioned bedrooms, the home further benefits from an additional loft room and a separate downstairs family room, which could easily serve as a guest bedroom, home office or playroom depending on individual requirements.

Situated on the highly sought-after Carlton Avenue West, in the heart of the prestigious Sudbury Court Estate, the property enjoys an enviable residential setting with excellent connectivity. Both North Wembley and South Kenton Bakerloo Line stations are within easy reach, offering convenient access into Central London and surrounding areas.

The area is particularly popular with families thanks to its outstanding selection of local schools, including East Lane Primary School, Wembley High Technology College and Harris Academy, all of which are highly regarded educational establishments nearby.



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.

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