



## 61 Dagmar Avenue, HA9 8DQ

### \*A TRULY STUNNING AND VERSATILE THREE/FOUR BEDROOM, TWO BATHROOM FAMILY HOME\*

We are delighted to bring to the market this beautifully presented family home, modernised by the current owner to an exceptional standard and offering approximately 1,190 sq ft / 110.5 sq m of flexible accommodation.

The property is currently arranged as four bedrooms and one reception room, with the generous ground-floor fourth bedroom offering excellent flexibility as a second reception room or dining room if preferred. Internally, this chain-free property comprises a striking entrance hallway, a stylish modern fitted kitchen, spacious front reception room, generous ground-floor bedroom/family room, modern ground-floor bathroom, three first-floor double bedrooms and a contemporary bathroom.

Externally, the property benefits from a newly paved front garden and a private rear garden.

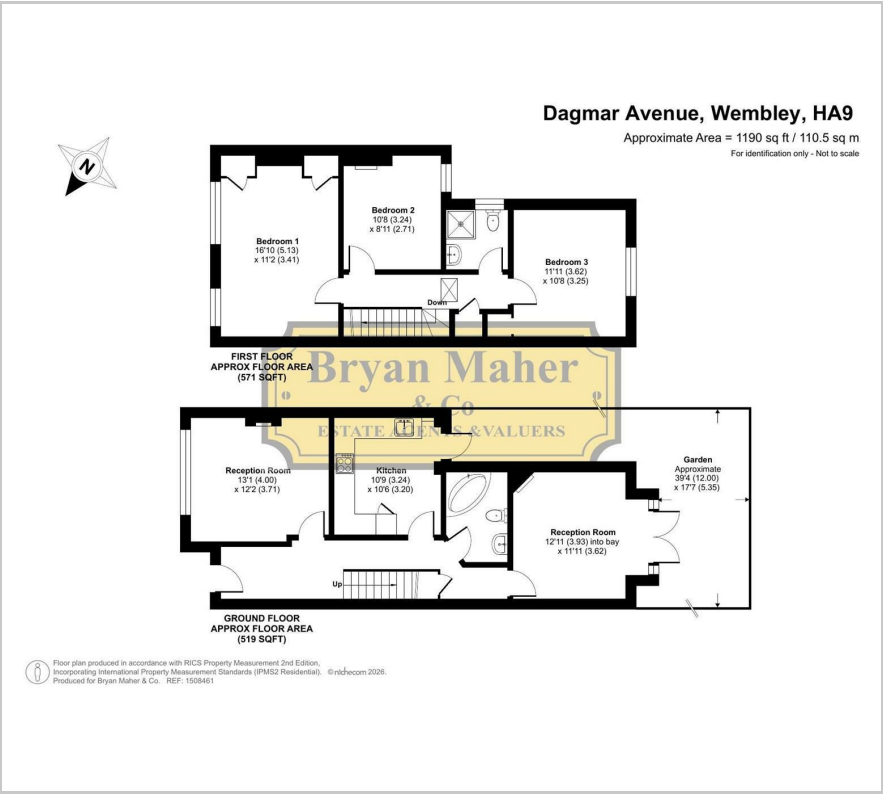
Ideally positioned within easy reach of the London Designer Outlet, Wembley's local amenities and the green open spaces of King Edward VII Park, this immaculate freehold home also benefits from excellent transport links into Central London via Wembley Stadium, Wembley Central and Wembley Park stations.

Early viewing is strongly recommended.

- THREE / FOUR BEDROOM FAMILY HOME
- THREE FIRST FLOOR DOUBLE BEDROOMS
- GROUND FLOOR FOURTH BEDROOM/SECOND RECEPTION
- TWO BATHROOMS
- FLEXIBLE FAMILY ACCOMMODATION
- MODERNISED TO AN EXCEPTIONAL STANDARD
- PRIVATE REAR GARDEN
- NEWLY PAVED FRONT GARDEN
- FREEHOLD & CHAIN FREE SALE
- SHORT WALK TO KING EDWARD VII PARK & THE LONDON DESIGNER OUTLET

**£649,950**

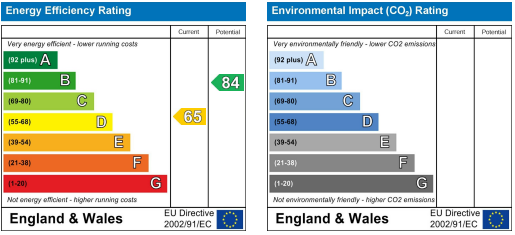
Floor Plan



Area Map



Energy Efficiency Graph



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