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Elms Lane, Wembley, HA0 2NS

Asking Price £680,000

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Floor Plan

Approximate Gross Internal Area 1334 sq ft - 124 sq m
Ground Floor Area 770 sq ft – 72 sq m
First Floor Area 564 sq ft – 52 sq m

PINK PLAN

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.

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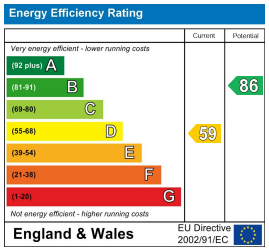
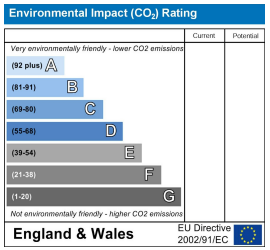
Daniels are delighted to be appointed sole agents for this refurbished three-bedroom semi-detached house, offered to the market with the benefit of no upper chain.

The property features two bath/shower rooms, separate WC and two reception rooms, providing generous and versatile living space ideal for a growing family. To the front, there is off-street parking, while to the rear the home boasts an impressive 141ft garden with external WC, offering significant potential for further extension(s), such as loft conversion, rear extensions, side extension and/or back land development (subject to the usual planning permissions).

Elms Lane is a popular, tree-lined residential road situated in the heart of Sudbury. The property is just minutes from Sudbury Primary School, with St George's Primary School also close by. Further highly regarded schooling options include East Lane Primary School and Wembley High Technology College, both approximately half a mile away.

Excellent transport links are within easy reach, with Sudbury Hill and Sudbury Town (Piccadilly Line) stations, as well as North Wembley (Bakerloo Line), all located just over half a mile from the property.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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