

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

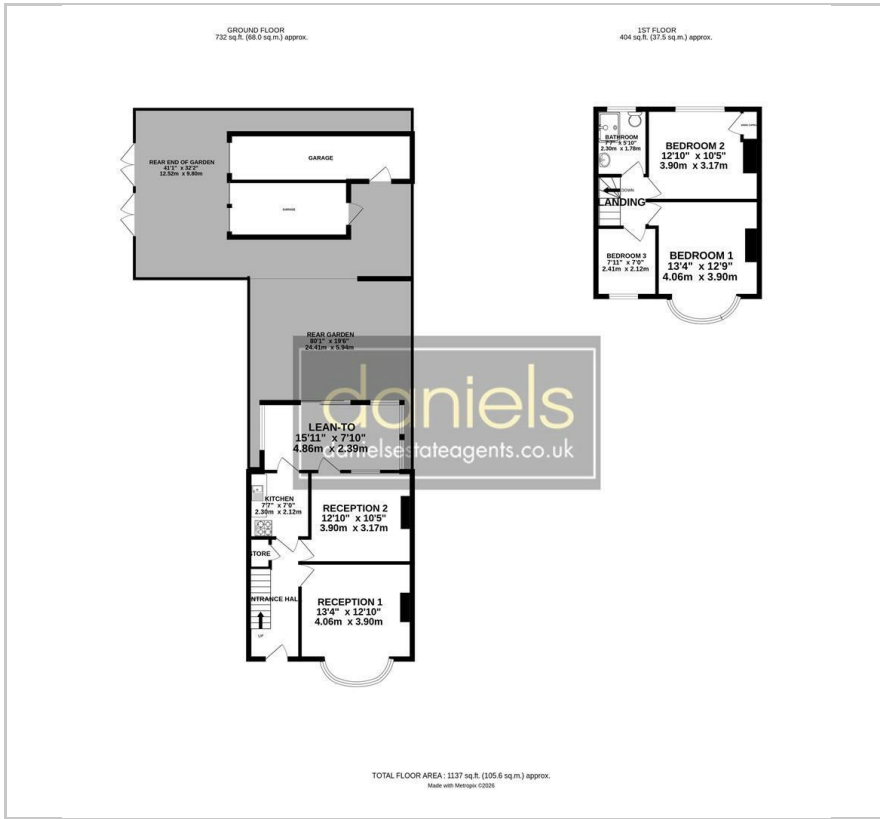


**Gaddesden Avenue**  
Wembley, Middlesex, HA9 6HQ

**Asking Price £595,000**



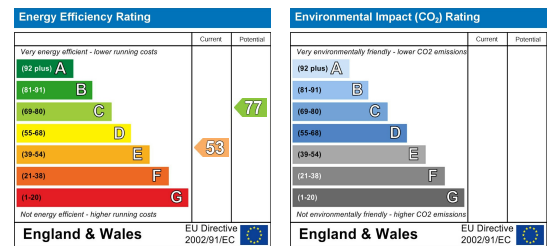
## Floor Plan



## 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
- TWO RECEPTIONS
- NO UPPER CHAIN
- THREE BEDROOMS
- OFF STREET PARKING
- LARGE REAR GARDEN WITH POTENTIAL (STPP)

No Upper Chain - Terraced Family Home - Large rear Garden with Potential (STPP)

We are delighted to bring to market this fantastic opportunity to acquire a terraced family home, offered with no upper chain and boasting a substantial rear garden with excellent potential (subject to planning permission).

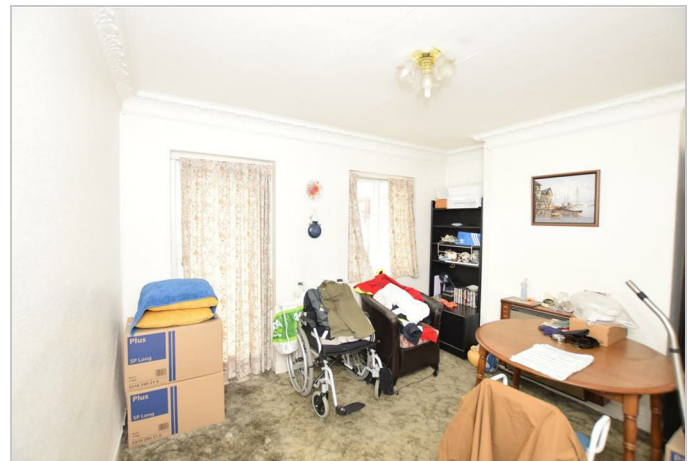
Ideally located close to the amenities of Harrow Road, the property is also within walking distance of Wembley Stadium station, Boxpark Wembley, Wembley Stadium, and the London Designer Outlet, offering a wide range of shopping, dining, and leisure options.

Internally, the property does require modernisation, presenting the perfect opportunity for buyers to add their own style and value. The accommodation comprises three bedrooms, two reception rooms, a kitchen, and a family bathroom.

Externally, the property benefits from off-street parking to the front, along with a large rear garden measuring approximately 120 ft x 33 ft, offering excellent scope for extension or development (STPP).

This home is ideal for families, developers, or investors looking for a project with strong potential.

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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Lettings 020 8452 7999  
E sudbury@danielsestateagents.co.uk

## Wembley

438 High Road, Wembley  
London HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E wembley@danielsestateagents.co.uk

## Neasden

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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

77 Chamberlayne Road, Kensal Rise  
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