

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



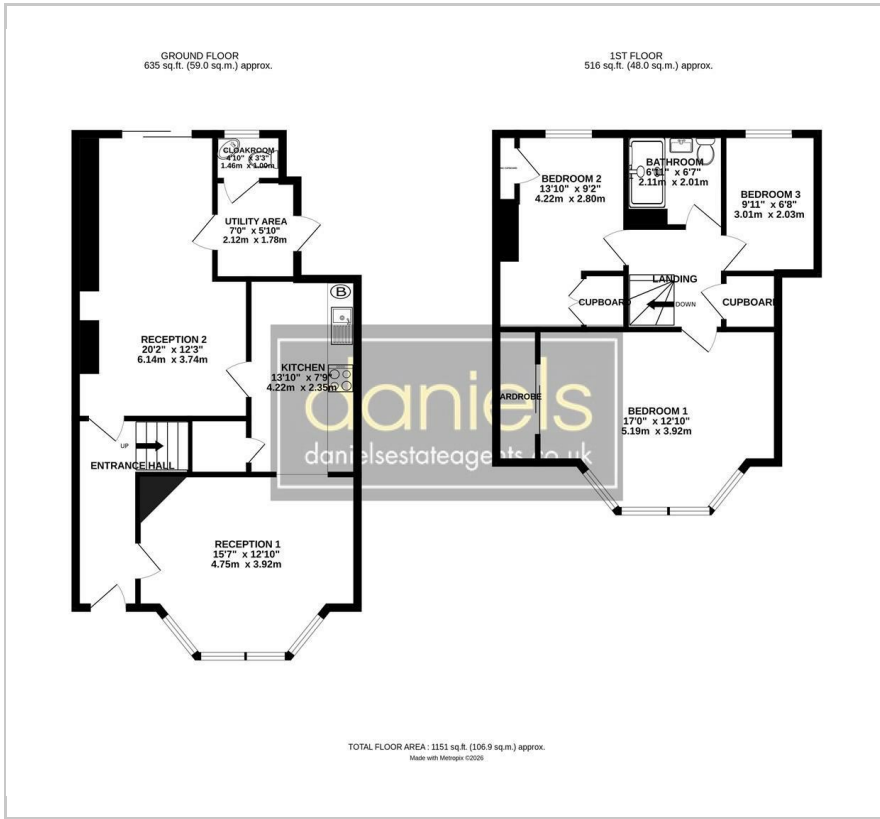
## Vivian Avenue

Wembley, Middlesex, HA9 6RN

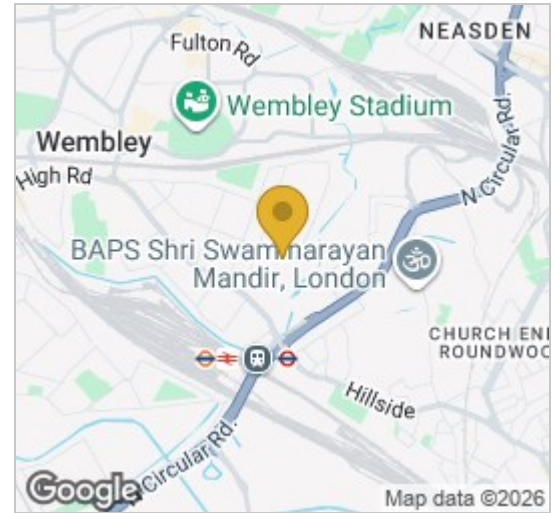
**Asking Price £565,000**



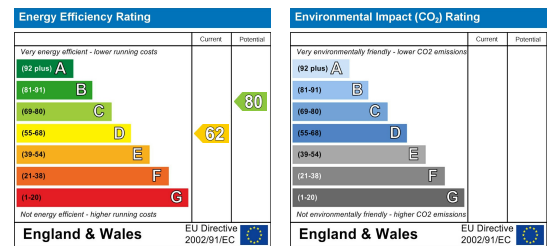
## Floor Plan



## 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.

- MID LINK TERRACE
- EXTENDED
- OFF STREET PARKING
- THREE BEDROOMS
- TWO RECEPTIONS
- CLOAKROOM

Extended Mid-Link Terrace Family Home - Off-Street Parking for Multiple Cars

We are delighted to bring to market this spacious extended mid-link terrace family home, offering generous off-street parking for 3-4 vehicles.

Ideally located within walking distance of Stonebridge Park Station (Bakerloo & Overground Lines), this station benefits from excellent transport links with direct access into Central London. The area also offers a wide range of local amenities, including shops, restaurants, and well-regarded schools.

Internally, the home provides well-proportioned and versatile accommodation, comprising three bedrooms, a family shower room, two spacious reception rooms, and a kitchen.

Externally, the property features ample off-street parking to the front and a fully plumbed (12ft x 5ft approx) utility room in a good-sized rear garden ideal for families and outdoor entertaining.

This property presents a fantastic opportunity for buyers looking to secure a home in a vibrant and well-connected location, with scope to personalise and make it their own.

Early viewing is highly recommended—contact us today to arrange your appointment.  
Council Tax Band: D

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

35 Court Parade, Sudbury  
Middlesex HA0 3HS

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

## Wembley

438 High Road, Wembley  
Middlesex HA9 6AH

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

## Neasden

352 Neasden Lane, Neasden  
London NW10 0AD

Sales 020 8452 7000  
Lettings 020 8452 7999  
E neasden@danielsestateagents.co.uk

## Willesden Green

33 Walm Lane, Willesden Green  
London NW2 5SH

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## Kensal Rise

77 Chamberlayne Road, Kensal Rise  
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