



, 9, Elms Gardens, Wembley, HA0 2RU
Asking Price £625,000

Floor Plan

Approximate Gross Internal Area 1119 sq ft - 104 sq m
(Excluding Outbuilding)
Ground Floor Area 630 sq ft - 59 sq m
First Floor Area 489 sq ft - 45 sq m
Outbuilding Area 162 sq ft - 15 sq m



Daniels are delighted to present this beautifully presented and extended family home, ideally situated in the heart of Sudbury. Having been extended across the full width of the ground floor, the property offers an impressive 1,119 sq ft of well-planned living accommodation.

At the heart of the home is a superb wrap-around L-shaped kitchen/diner, providing a fantastic space for both everyday family life and entertaining. Further benefits include a convenient downstairs WC, while the generous ground-floor footprint creates a spacious and versatile environment throughout.

Elms Gardens is a peaceful residential street made up of similar-style properties. With no through road, the location enjoys a particularly quiet setting, with access limited to residents and their visitors.

The property is exceptionally well positioned for local transport links, being approximately equidistant from Sudbury Town and Sudbury Hill Piccadilly Line stations, as well as Sudbury & Harrow Road and Sudbury Hill Overground stations, providing excellent connections into Central London and beyond.

Families will also appreciate the excellent choice of local schools, with both Sudbury Primary School and St George's Primary School located less than half a mile from the property.

An excellent opportunity to acquire a spacious and well-located family home in a popular residential setting.



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
Sales 020 8904 4888
Lettings 020 8452 7999
E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley
Middlesex HA9 6AH
Sales 020 8900 2811
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
Sales 020 8452 7000
Lettings 020 8452 7999
E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise
London NW10 3ND
Sales 020 8969 5999
Lettings 020 8969 5999
E kensalrise@danielsestateagents.co.uk