

**daniels**  
danielsestateagents.co.uk  
**for sale**  
020 8904 4888

Harrow Road, WEMBLEY, HA0 2PY  
Asking Price £800,000



# Floor Plan

**Approximate Gross Internal Area 1063 sq ft - 99 sq m  
(Excluding Outbuilding)**  
 Ground Floor Area 566 sq ft - 53 sq m  
 First Floor Area 497 sq ft - 46 sq m  
 Outbuilding Area 121 sq ft - 11 sq m



Daniels are delighted to act as sole agents for this well-presented three-bedroom detached home, ideally positioned in the heart of Sudbury. The property offers excellent scope for further expansion, including a rear extension and loft conversion (subject to the usual planning consents). The existing layout features a convenient ground-floor wet room and a family bathroom on the first floor, along with off-street parking at the front.

Situated just off Harrow Road, this home enjoys outstanding transport links, with Sudbury Town Station (Piccadilly Line) and Sudbury & Harrow Road Overground Station both a short walk away, providing swift connections into Central London. The area is also well served for schools, with several highly regarded options nearby, including St George's Primary and Sudbury Primary, as well as East Lane Primary and Wembley High Technology College within a mile.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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.



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