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**for sale**

020 8904 4888

Elms Park Avenue, Wembley, HA0 2RR

Asking Price £525,000

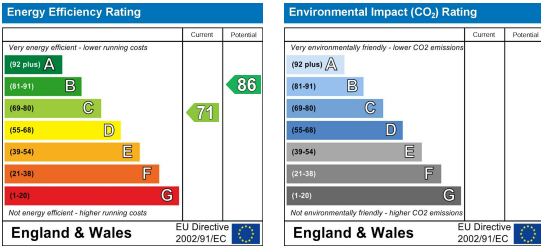


Floor Plan



Daniels are delighted to present this chain-free family home, exclusively available as sole agents, ideally situated in the heart of Sudbury Town. Offering excellent potential to extend to the rear and into the loft (subject to the usual planning permissions), the property also benefits from a south-facing rear garden and a generously sized garage to the rear. A rare opportunity to acquire a home in this sought-after location—early viewing is strongly advised.

Elms Park Avenue is a popular residential road, conveniently located approximately half a mile from both Sudbury Town and Sudbury Hill stations (Piccadilly Line), providing excellent connections into Central London. The property is also well positioned for highly regarded local schools, including Sudbury Primary and St George’s Primary, both within easy walking distance. In addition, a variety of bus routes operate along Harrow Road, offering access to Sudbury, Wembley, Harrow, and the surrounding areas.



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  
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**Wembley**

438 High Road, Wembley  
Middlesex HA9 6AH

Sales 020 8900 2811  
Lettings 020 8452 7999  
E [wembley@danielsestateagents.co.uk](mailto:wembley@danielsestateagents.co.uk)

**Neasden**

352 Neasden Lane, Neasden  
London NW10 0AD

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Lettings 020 8452 7999  
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**Willesden Green**

33 Walm Lane, Willesden Green  
London NW2 5SH

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**Kensal Rise**

77 Chamberlayne Road, Kensal Rise  
London NW10 3ND

Sales 020 8969 5999  
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