



**Connells**

Aldbury Avenue  
Wembley



### Property Description

Connells are proud to present this outstanding and versatile four bedroom semi-detached family home along with a self contained annexe, ideally located on the popular Aldbury Avenue in Wembley.

This spacious and immaculately maintained property offers a wealth of accommodation across multiple levels, including a self-contained one-bedroom annexe with its own private entrance, perfect for multi-generational living or rental income.

The main house features two generous reception rooms, a fully fitted kitchen/diner, 3 store rooms and two modern bathrooms, all finished to a high standard. The layout is ideal for both family life and entertaining, with bright and airy interiors throughout.

Upstairs, four well-proportioned bedrooms provide ample space for a growing family. The boarded loft with fitted ladder offers excellent storage and potential for further extension, subject to planning permission (STPP), with scope to convert the property into a 7-bedroom HMO, making it a superb investment opportunity.

Externally, the property boasts a private 90 foot rear garden, a garage, and off-street parking for two vehicles, which can be rented out during event days at nearby Wembley Stadium, offering additional income potential.

Conveniently located in close proximity to the station, M1 and A406 also nearby.

This is a rare opportunity to acquire a spacious and flexible home in a prime Wembley location, with both residential and investment appeal.

Viewings are highly recommended.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

To view this property please contact Connells on

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182 Station Road  
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EPC Rating: D Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/HRW312329](http://connells.co.uk/Property/HRW312329)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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