

Connells

Clayton Avenue
Wembley

# Clayton Avenue
# Wembley HA0 4JT

for sale offers in excess of
**£600,000**







## Property Description

Connells are pleased to offer to the market this three-bedroom mid-terrace family home situated on the popular Clayton Avenue, offers spacious and versatile accommodation, making it an excellent choice for growing families, first-time buyers and investors alike. Conveniently located close to local amenities, reputable schools and excellent transport links, the property combines comfortable living with everyday convenience.

The ground floor comprises two well-proportioned reception rooms, providing flexible living and entertaining space. The front reception room offers a welcoming setting for relaxation, while the second reception room can be utilised as a dining room, family room or home office to suit individual needs. The adjoining kitchen provides ample storage and workspace with direct access to the rear garden.

To the first floor are three good-sized bedrooms, all benefiting from plenty of natural light, along with a family bathroom serving the accommodation.

Externally, the property features both front and rear gardens. The front garden enhances the property's kerb appeal, while the private rear garden offers an ideal outdoor space for family activities, entertaining guests or simply enjoying the warmer months.

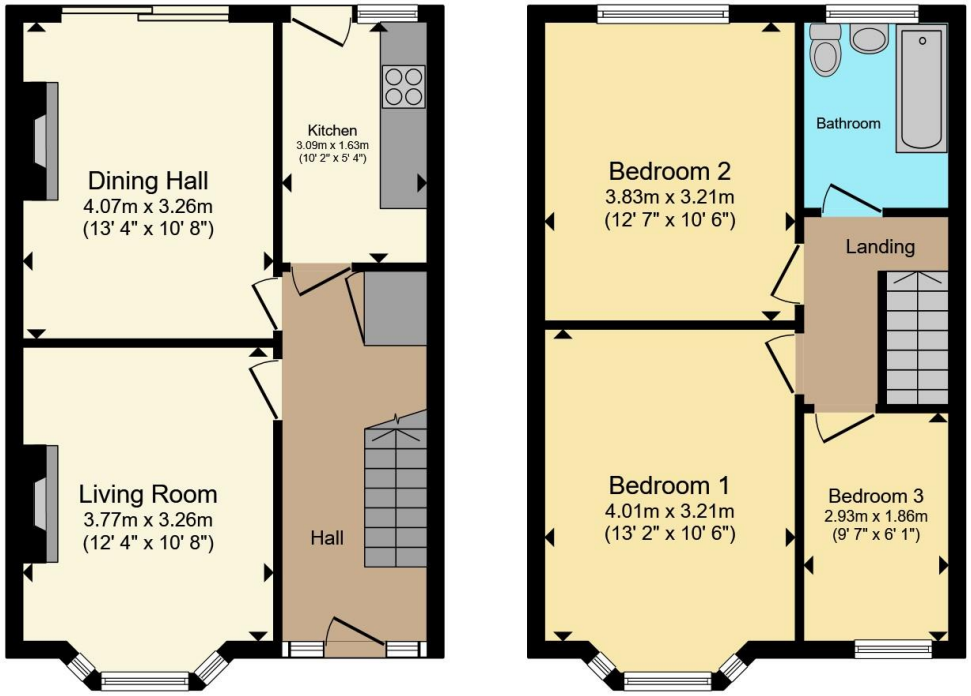
Clayton Avenue is well positioned for access to Wembley's wide range of shopping, dining and leisure facilities, as well as excellent transport connections including nearby Underground, Overground and bus services. Viewings are highly recommended.

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.












Total floor area 83.3 m² (897 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/HRW313173**

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.