



The Dene  
Wembley, HA9  
£700,000

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## The Dene

Wembley, HA9

Introducing this substantial 5-bedroom semi-detached home in Wembley, offering over 1,500 sq/ft of living space. Extended to the rear and loft-converted, this property provides a fantastic opportunity for families or investors to create their dream home. With no onward chain and scope for modernisation, it holds immense potential for customization.

The house features a generously sized layout, making it perfect for larger households or those seeking ample space to grow. The large garden offers additional potential for expansion, subject to planning permissions, and provides a private outdoor space for relaxation or entertaining.

Ideally situated, the property is just a 10-minute walk from both North Wembley and Wembley Central stations, offering quick and convenient Overground and Tube services to central London and beyond. Its prime location is further enhanced by proximity to Wembley Stadium, a wide array of shops, restaurants, bars, and other amenities, as well as the beautiful King Edward VII Park right next door.

This home represents an excellent opportunity to craft a bespoke living space in one of Wembley's most desirable areas, combining convenience, outdoor living, and access to local attractions.





**Living Room**

15'10" x 12'5" (4.85 x 3.81)

**Dining Room**

11'10" x 10'5" (3.61 x 3.19)

**Kitchen**

19'7" x 7'10" (5.99 x 2.40)

**Sunroom**

10'0" x 10'2" (3.06 x 3.11)

**Bedroom**

16'6" x 9'5" (5.04 x 2.89)

**Bedroom**

11'11" x 8'7" (3.64 x 2.64)

**Bedroom**

10'2" x 7'2" (3.11 x 2.20)

**Bathroom**

6'2" x 7'2" (1.90 x 2.19)

**Bedroom**

9'4" x 9'3" (2.86 x 2.83)

**Bedroom**

11'5" x 14'3" (3.50 x 4.35)

**Bathroom**

4'4" x 7'8" (1.34 x 2.35)



## Floor Plan



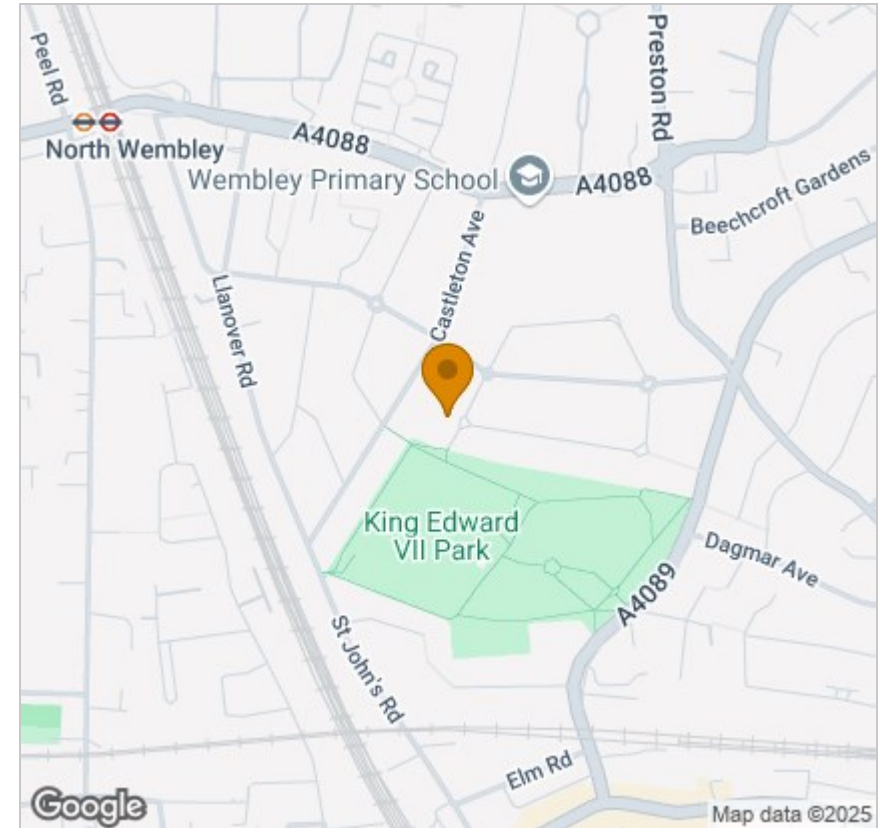
## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

