



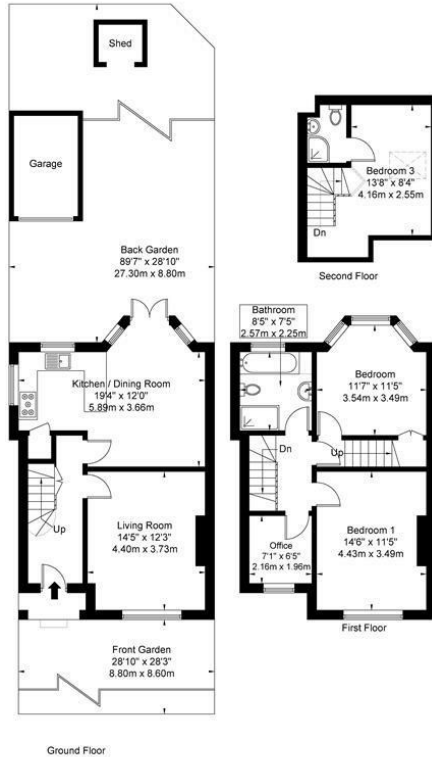
Abbotts Drive, Wembley, HA0 3SJ  
Asking Price £680,000

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# Floor Plan

## Abbotts Drive Wembley HA0 3SJ

Approx. Gross Internal Area = 111.6 sq m / 1201 sq ft  
(Excluding Garage & Shed)



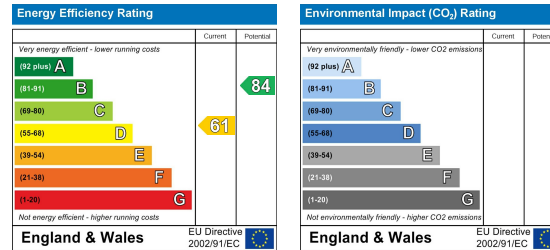
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- SUDBURY COURT ESTATE
- FOUR BEDROOM'S / TWO BATHROOM'S
- OPEN PLAN KITCHEN / DINER
- GOOD CONDITION THROUGHOUT
- SHARED DRIVEWAY TO GARAGE
- LARGE 90FT REAR GARDEN
- LARGE FRONTAGE / POTENTIAL FOR OFF STREET PARKING
- EPC RATING - D
- COUNCIL TAX BAND - E
- VIRTUAL TOUR: <https://my.matterport.com/show/?m=SAJMTwjmKu1>

## Energy Efficiency Graph



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.

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