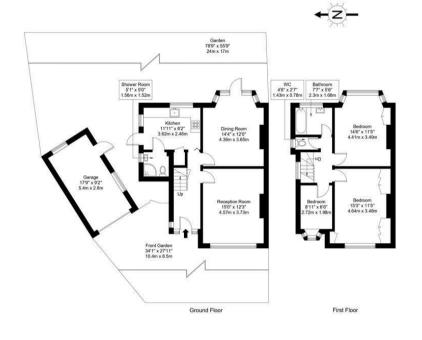


Floor Plan

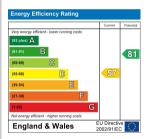
East Court, HA0 3QJ

Approx Gross Internal Area = 104 sq m / 1119 sq ft
Garage = 15 sq m / 161 sq ft
Front Garden = 62 sq m / 667 sq ft
Garden = 401 sq m / 4316 sq ft
Total = 582 sq m / 6265 sq ft



- NO UPPER CHAIN
- LARGE CORNER PLOT OFFERING EXTENTION POTENTIAL STPP
- SUDBURY COURT ESTATE
- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- EXPANSIVE REAR GARDEN
- GARAGE VIA OWN DRIVEWAY

Energy Efficiency Graph



	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		







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 firms employment has the authority to make or give any representation or warranty in respect of the

Sudbury

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Ref:

Wembley

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. Maximum lengths and widths are represented on the floor plan If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright QB LEUPLAN

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