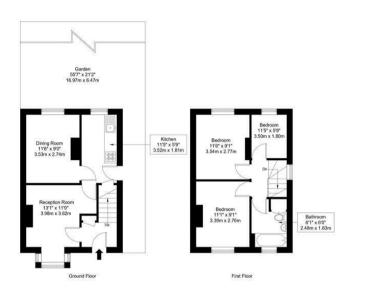


### Floor Plan

# Rugby Avenue, HA0 3DP

Approx Gross Internal Area = 65.14 sq m / 701 sq ft Garden = 118.49 sg m / 1275 sg ft Total = 183.63 sq m / 1976 sq ft



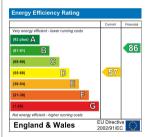


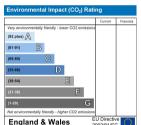
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for

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 commiss Copyright @ BLEUPLAN

- Detached
- Three Bedrooms
- In Need Of Modernisitaion
- No Upper Chain
- Private Garden
- 0.4 Miles to Sudbury Town
- 0.5 Miles to North Wembley Station
- 0.6 Miles to Wembley High Road

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

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