



Beaumont Avenue, Wembley, HA0 3BZ

Asking Price £625,000



## Floor Plan

### Beaumont Avenue, HA0 3BZ

Approx Gross Internal Area = 109.94 sq m / 1183 sq ft  
 Garden = 90.85 sq m / 977 sq ft  
 Total = 200.79 sq m / 2161 sq ft



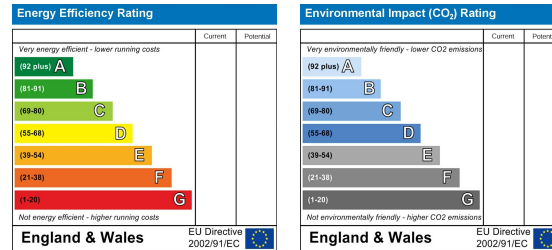
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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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- EXTENDED SEMI DETACHED HOUSE
- STUNNING KITCHEN DINER AS PART OF THE SIX METRE GROUND FLOOR EXTENSION
- SEPARATE FRONT RECEPTION ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- POTENTIAL FOR LOFT CONVERSION SUBJECT TO PLANNING
- IDEALLY LOCATED FOR NORTH WEMBLEY AND SUDBURY TOWN STATION
- INTERNAL VIEWING RECCOMENDED

## 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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