

### Floor Plan

# Whitton Avenue West, UB6 0EG

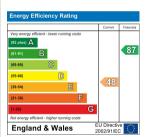
Approx Gross Internal Area = 109.64 sq m / 1180 sq ft Annex House = 27.3 sq m / 294 sq ft Patio = 87.45 sq m / 941 sq ft Total = 224.39 sq m / 2415 sq ft

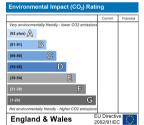




- Extended Family Home
- Through Lounge
- Open Plan Kitchen / Diner
- 4th Bedroom Downstairs
- Outhouse To The Rear
- Well Presented
- 0.5 Miles To Sudbury Hill Piccadilly
  & National Rail Line Station

# **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 property.

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