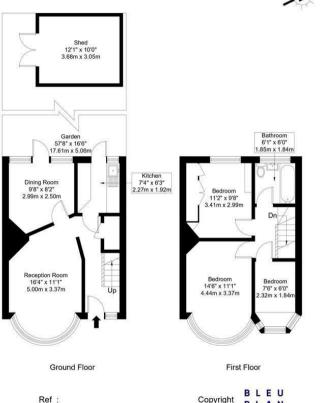


Floor Plan

Horsenden Crescent, UB6 0JF

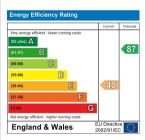
Approx Gross Internal Area = 74.14 sg m / 798 sg ft Shed = 11.22 sq m / 120 sq ft Total = 85.36 sg m / 918 sg ft





- NO UPPER CHAIN
- POTENTIAL FOR EXTENSION SUBJECT TO **PLANNING**
- LOUNGE SPACE
- REAR DINING ROOM LOOKING OUT TO GARDEN
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE REAR GARDEN
- POTENTIAL FOR OFF STREET PARKING
- IDEALLY LOCATED FOR SUDBURY HILL UNDERGROUND STATION AND BUS ROUTES

Energy Efficiency Graph



	Current	Potential
Very environmentally friendly - lower CO2 emission	18	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G	l l	







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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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

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