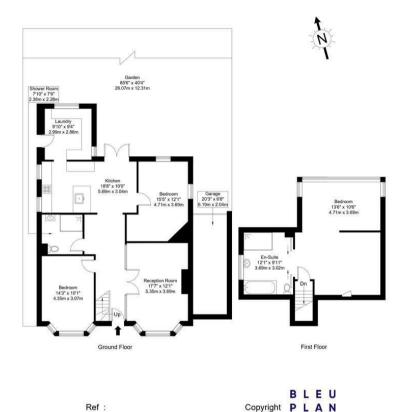


## Floor Plan

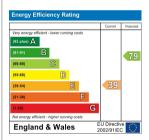
# Eton Avenue, HA0 3BA

Approx Gross Internal Area = 143.42 sq m / 1544 sq ft Garage = 12.63 sq m / 136 sq ft Total = 156.05 sq m / 1680 sq ft



- NO UPPER CHAIN
- DETACHED CHALET BUNGALOW
- EXTENDED TO THE GROUND FLOOR AND CONVERTED TO THE LOFT
- STUNNING INTERNAL FINISH
- 1544 SQUARE FEET
- THREE DOUBLE BEDROOMS INCLUSING HUGE LOFT ROOM
- POTENTIAL FOR FURTHER EXTENSION AND POTENTIAL FOR HMO CONVERSION
- DESIGNER KITCHEN
- OFF STREET PARKING TO THE FRONT FOR MULTIPLE CARS
- LARGE SECLUDED REAR GARDEN

## **Energy Efficiency Graph**



	Current	Potentia
Very environmentally friendly - lower CO2 emissis	ons	
(92 plus) 🛕		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20)	5	







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.

### Sudbury

35 Court Parade, Sudbury Middlesex HA0 3HS

Sales 020 8904 4888 Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

## 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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438 High Road, Wembley Middlesex HA9 6AH

Sales 020 8900 2811 Lettings 020 8452 7999 E wembley@danielsestateagents.co.uk

#### Neasden

352 Neasden Lane, Neasden London NW10 0AD

Sales 020 8452 7000 Lettings 020 8452 7999 E neasden@danielsestateagents.co.uk

#### Willesden Green

33 Walm Lane, Willesden Green London NW2 5SH

Sales 020 8452 7000 Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

#### Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

Sales 020 8969 5999 Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk