

#### Floor Plan

# Amery Road, HA1 3UH

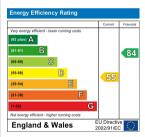
Approx Gross Internal Area = 145.94 sq m / 1571 sq ft Garage = 11.65 sq m / 125 sq ft Total = 157.59 sg m / 1696 sg ft





- COMPLETELY REFURBISHED
- PEBWORTH ESTATE
- OPEN PLAN REAR RECEPTION ROOM
- BEAUTIFLLY FINISHED KITCHEN DINER
- FRONT LOUNGE SPACE
- DOWNSTAIRS WC
- **ENSUITE TO MASTER BEDROOM**
- FOUR DOUBLE BEDROOMS
- DOWNTSAIRS WC
- GARAGE VIA THE DRIVEWAY

# **Energy Efficiency Graph**



	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🙈		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		







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

## Sudbury

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Ref :

# 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 prope Copyright @ BLEUPLAN

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