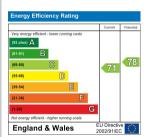


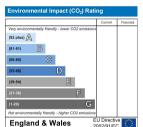
Floor Plan

Beaumont Avenue, HA0 3BZ Approx Gross Internal Area = 127.6 sq m / 1374 sq ft Outbuilding = 20.6 sq m / 222 sq ft Total = 148.2 sg m / 1595 sg ft Outbuilling 16'5" x 8'9" 5.01m x 2.67m Garden 40'10" x 32'3" 12.46m x 9.83m Bathroom 8'1" x 6'2" 2.48m x 1.88n Bedroom 17'11" x 12'5" 5.47m x 3.79m Ground Floor

- No Upper Chain
- Large Detached Bungalow
- Full Width Rear Extension
- Two Bathrooms/Shower Rooms Including Ensuite To master
- Open Plan Rear Reception
- Large Kitchen Dining Room
- Four Double Bedrooms
- Decked And Landscaped Rear Garden
- Loft Space With Potential To Convert
- Off Street Parking

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

Sudbury

35 Court Parade, Sudbury Middlesex HA0 3HS

020 8904 4888 Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

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 property

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> 438 High Road, Wembley Middlesex HA9 6AH

020 8900 2811 Lettings 020 8452 7999

E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden London NW10 0AD

020 8452 7000 Lettings 020 8452 7999

E neasden@danielsestateagents.co.uk

33 Walm Lane, Willesden Green London NW2 5SH

020 8452 7000 Sales Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

020 8969 5999 Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk