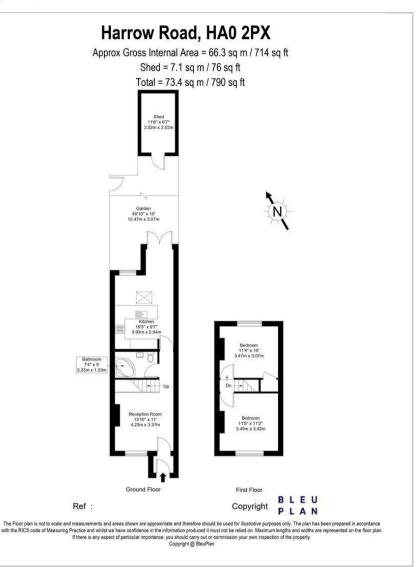


### Floor Plan



Daniels are delighted to present to the market this charming two-bedroom cottage, beautifully combining period character with a stylish, contemporary finish. The property has been thoughtfully extended on the ground floor and is offered in move-in condition, featuring two spacious double bedrooms and a delightful private garden with convenient rear access. An internal viewing is strongly advised to fully appreciate what this home has to offer.

Perfectly positioned just off Harrow Road, the house enjoys excellent transport links with Sudbury Town (Piccadilly Line) and Sudbury & Harrow Road Overground Station both within walking distance, ensuring swift connections to Central London. Families will also appreciate the proximity to well-regarded local schools, including St George's Primary and Sudbury Primary, with East Lane Primary and Wembley High Technology College located within a mile.







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

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