



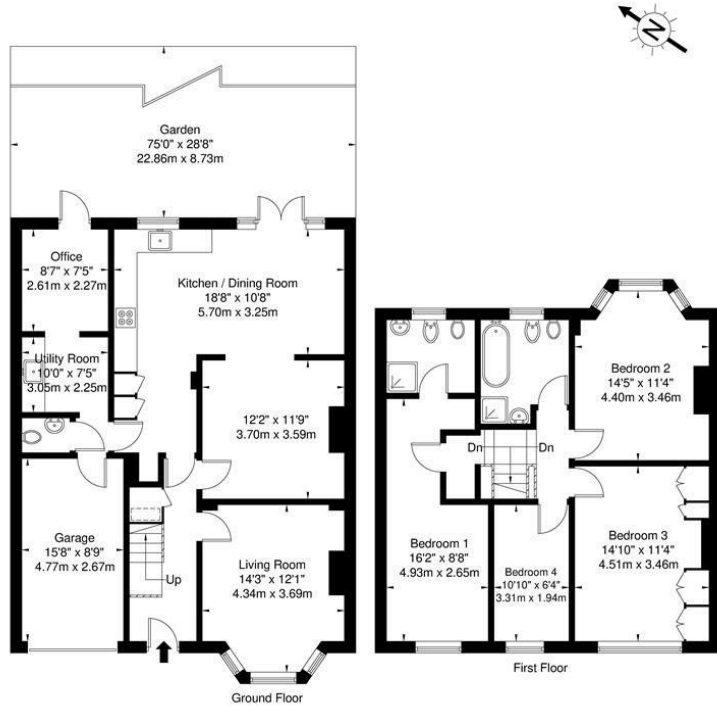
Carlton Avenue West, Wembley, HA0 3QX  
Asking Price £850,000

 4  2  2  E

## Floor Plan

### Carlton Avenue West Wembley HA0 3QX

Approx. Gross Internal Area = 162.9 sq m / 1753 sq ft  
(Including Garage)



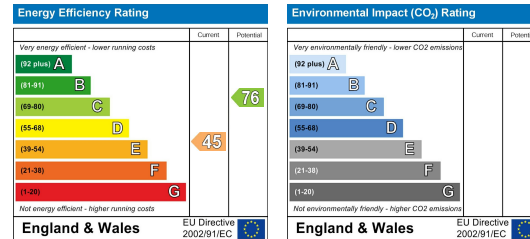
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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

- READY TO MOVE - COMPLETION BEFORE THE 31ST MARCH - £15,000 STAMPY DUTY SAVING
- MOCK TUDOR - SEMI DETACHED
- CARLTON AVENUE WEST / SUDBURY COURT ESTATE
- HEAVILY EXTENDED TO SIDE & REAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE MATURE EXCEPTIONAL REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE CARS
- GARAGE ACCESS ITS OWN DRIVEWAY
- KITCHEN EXTENSION WITH SEPARATE UTILITY
- VIEWINGS ADVISED ON THE STRONGEST OF RECOMMENDATIONS

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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