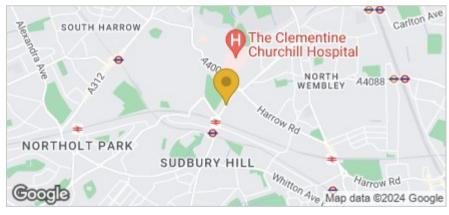


#### Floor Plan



# **Area Map**



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.

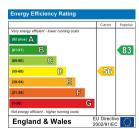
#### **Accommodation**

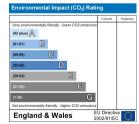
- TWO/THREE BEDROOM COTTAGE
- OPEN PLAN LOUNGE
- FITTED KITCHEN
- FAMILY BATHROOM
- TWO DOUBLE BEDROOMS
- SEPARATE WC
- LOFT ROOM
- EXTENSIVE REAR GARDEN
- LOCATED WITHIN 500 YARDS OF SUDBURY HILL PICCADILLY LINE STATION
- SET WITHIN THE CATCHMENT AREA OF ST GEORGES PRIMARY SCHOOL

### **Viewing**

Please contact our Daniels, Sudbury Office on 020 8904 4888 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**











## Sudbury

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