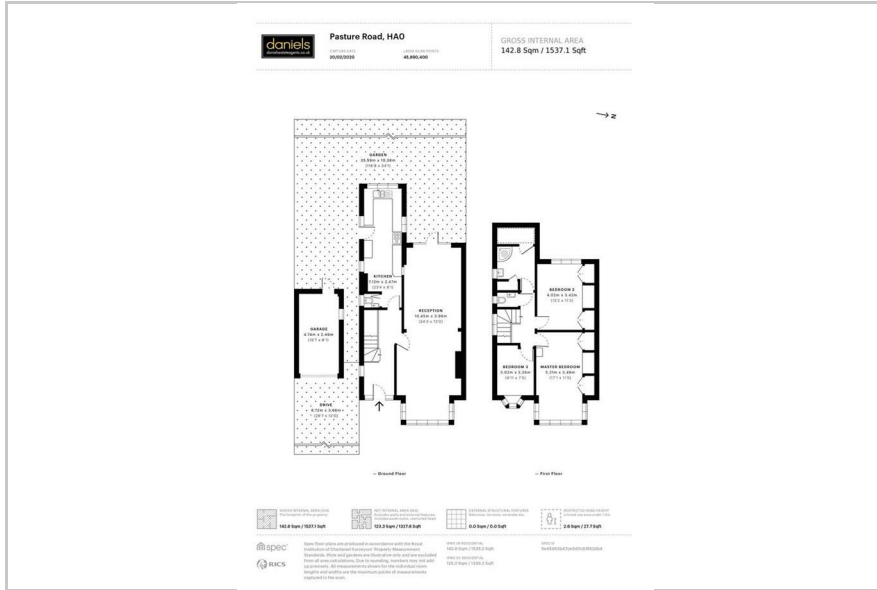




45 Pasture Road, WEMBLEY, HA0 3JB  
£765,000

3 1 1

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

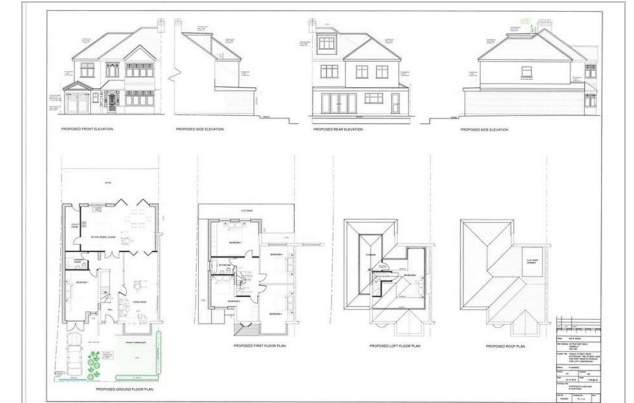
## Accommodation

- THREE BEDROOM
- NO UPPER CHAIN
- SEMI DETACHED HOUSE
- PLANNING PERMISSION ALREADY GRANTED
- 34'7 THROUGH LOUNGE
- EXCELLENT CONDITION THROUGHOUT
- ORIGINAL FEATURES
- LARGER THAN AVERAGE FAMILY HOME
- BREAKFAST ROOM
- LARGE PRIVATE REAR GARDEN

## Viewing

Please contact our 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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E sudbury@danielsestateagents.co.uk

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