

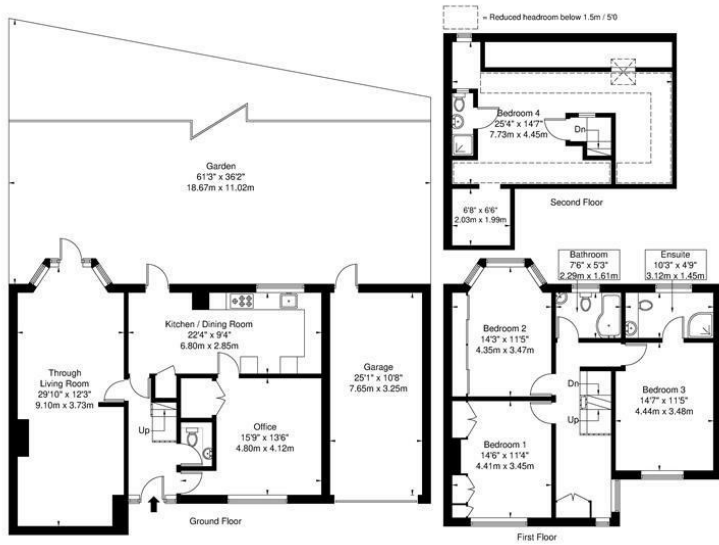


The Fairway, WEMBLEY, HA0 3TH  
Price On Application

# Floor Plan

## The Fairway, HA0 3TH

Approx. Gross Internal Area = 193.2 sq m / 2079 sq ft  
 Garage = 23.1 sq m / 249 sq ft  
 Total = 216.3 sq m / 2328 sq ft



Ref

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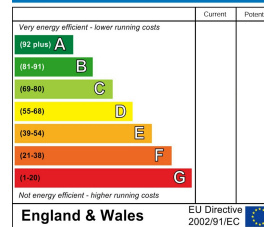
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- SUDBURY COURT ESTATE
- FOUR DOUBLE BEDROOMS / THREE BATHROOMS / TWO OF WHICH EN-SUITE
- DOUBLE STOREY SIDE EXTENSION & LOFT CONVERSION
- SEVEN PARKING SPACES TO FRONT INCLUDING GARAGE
- EXCELLENT CONDITION & TASTEFULL DECOR
- HIGH END KITCHEN & BATHROOM FITTINGS
- WALKING DISTANCE TO TWO TRAIN STATION'S
- WALKING DISTANCE TO BYRON COURT & WEMBLEY TECH HIGH SCHOOL
- 360 VIRTUAL TOUR
- VIEWINGS ARRANGED STRICTLY BY APPOINTMENT ONLY

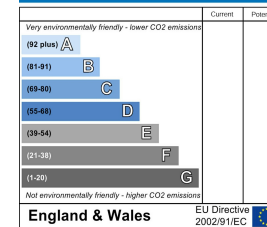


## Energy Efficiency Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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