

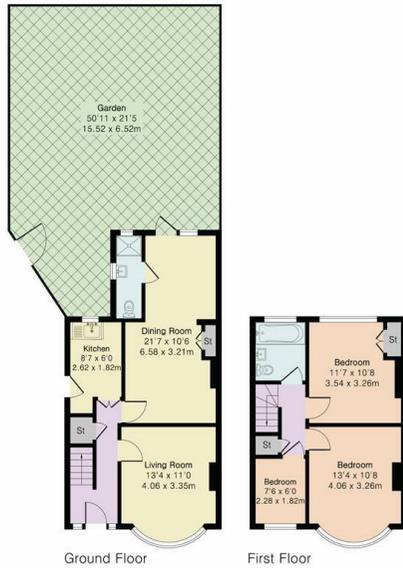


The Croft, Wembley, HA0 3EQ
Asking Price £550,000

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Floor Plan

Approximate Gross Internal Area 926 sq ft - 86 sq m
 Ground Floor Area 521 sq ft - 48 sq m
 First Floor Area 405 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are delighted to present this three-bedroom semi-detached house, offered to the market with the added benefit of no upper chain. The property has been extended on the ground floor and features two bathrooms/shower rooms, including one conveniently located on the ground floor. It also offers further potential to extend to the rear and into the loft, subject to the usual planning permissions.

The Croft is a quiet residential road located just a short walk from Sudbury Town High Street, which offers a wide selection of shops, cafés and dining options. The open green spaces of Barham Park are also nearby. Excellent transport links are available via Sudbury Town Piccadilly Line Station and Sudbury & Harrow Overground Station, both providing frequent and convenient access into Central London. Harrow town centre is just over two and a half miles away, with its varied shopping facilities and dining options.

The property is also well placed for a number of highly regarded schools, including Sudbury Primary School approximately a quarter of a mile away, while East Lane Primary School and Wembley High Technology College are both just over half a mile from the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	54	73

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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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