



ElliotLee EST 2004

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**Sudbury Court Drive,
Harrow, Middlesex**

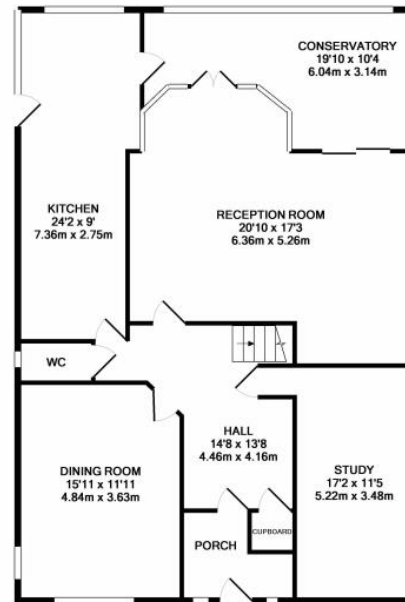
OPEN HOME & BUY TO LET EXPERTS

FLOOR PLANS

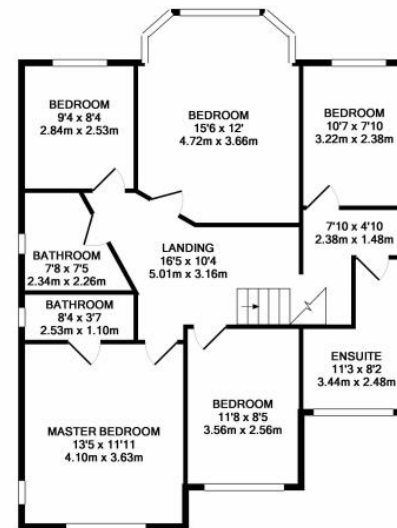
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		77	(69-80) C
(55-68) D	56		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC
			73
			49

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



GROUND FLOOR
APPROX. FLOOR
AREA 1241 SQ.FT.
(115.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 901 SQ.FT.
(83.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2142 SQ.FT. (199.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02017

DISCLAIMER 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 or 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.



Guide Price
£1,195,000

- FIVE BEDROOMS
- DETACHED HOUSE
- THREE BATHROOMS
- TWO RECEPTIONS
- NO UPPER CHAIN
- STUDY
- OFF STREET PARKING
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- EPC RATING D



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on social media







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OPEN HOME & BUY TO LET EXPERTS

Thinking of selling

FROM **0.9%**
SUBJECT TO TICS
INCLUDING VAT