

Floor Plan

Sudbury Ct Dr, Harrow, HA1 3TF

Approx. Gross Internal Area = 315.05 sq m / 3391 sq ft Garage / Storage = 9.1 sq m / 97 sq ft Total = 324.15 sq m / 3488 sq ft



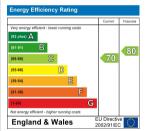
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence 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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- LARGE DETACHED 5 BEDROOM / 5 BATHROOM ON SUDBURY COURT DRIVE
- THREE MASTER BEDROOMS WITH ENSUITE
- AIRCONDITIONING & UNDERFLOOR HEATING
- AUTOMATED LUTRON LIGHTING / CCTV / ALARM
- DOUBLE STOREY SIDE & REAR EXTENSION
- LARGE LOFT CONVERSION / MASTER BEDROOM WITH WALK-IN WARDROBE / DRESSING AREA & ENSUITE
- FULLY REFUBISHED TO THE HIGH STANDARD
- FANTASTIC OPEN PLAN KITCHEN DINESPICE KITCHEN
- UTILITY ROOM
- ELKA WOOD FLOORING
- AVAILABLE FROM 31ST SEPTEMBER 2024

Energy Efficiency Graph



<u> </u>	Current	Potential
Very environmentally friendly - lower CO2 emission	8	
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emission	8	







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.

Sudbury

35 Court Parade, Sudbury Middlesex HA0 3HS

Sales 020 8904 4888 Lettings 020 8452 7999

E sudbury@danielsestateagents.co.uk

Wembley

438 High Road, Wembley Middlesex HA9 6AH

Sales 020 8900 2811 Lettings 020 8452 7999

E wembley@danielsestateagents.co.uk

Neasden

352 Neasden Lane, Neasden London NW10 0AD

Sales 020 8452 7000 Lettings 020 8452 7999 E neasden@danielsestateagents.co.uk

33 Walm Lane, Willesden Green London NW2 5SH

Sales 020 8452 7000 Lettings 020 8452 7999

E willesdengreen@danielsestateagents.co.uk

Kensal Rise

77 Chamberlayne Road, Kensal Rise London NW10 3ND

Sales 020 8969 5999 Lettings 020 8969 5999

E kensalrise@danielsestateagents.co.uk