

### Floor Plan

# Nathans Road, HA0 3RX

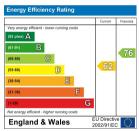
Approx Gross Internal Area = 186.5 sq m / 2007 sq ft
Driveway = 68.4 sq m / 736 sq ft
Annexe = 26.3 sq m / 283 sq ft
Garden = 136.6 sq m / 1470 sq ft
Total = 417.7 sq m / 4496 sq ft

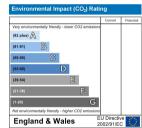




- NO UPPER CHAIN
- EXTENDED FIVE/SIX BEDROOM HOUSE
- SUDBURY COURT ESTATE
- THREE RECEPTION ROOMS
- LARGE KITCHEN DINER
- BROAD REAR GARDEN
- REAR ANNEXE OFFERING PERFECT WORK FROM HOME SPACE
- OVER 2000 SQUARE FEET OF LIVING ACCOMMODATION
- OFF STREET PARKING FOR MULTIPLE CARS
- VIEWING BY APPOINTMENT ONLY

# **Energy Efficiency Graph**











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

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## Wembley

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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