



Sudbury Court Drive, HARROW, HA1 3TF

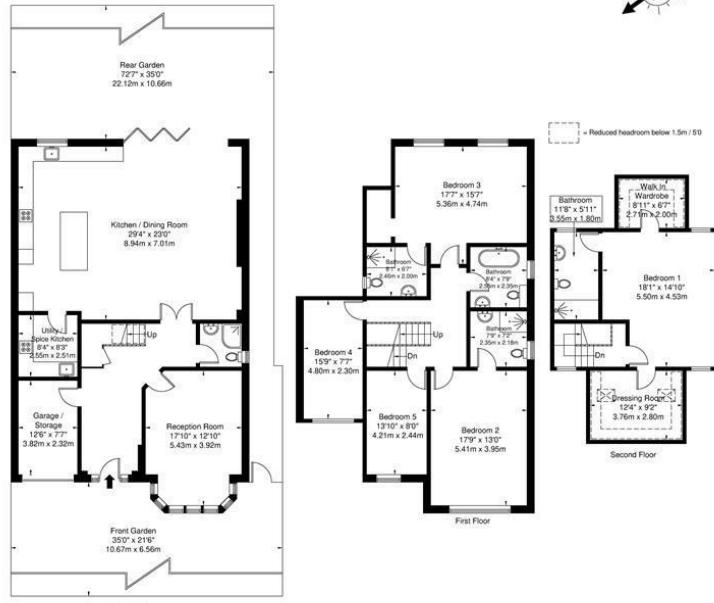
Asking Price £1,695,000



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



Ref

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PLAN

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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Offered to the market with no upper chain and immediate vacant possession, Daniels are pleased to offer this imposing detached family residence provides nearly 3,250 sq ft of beautifully appointed living accommodation. Having been completely transformed from its original construction, the property now offers an exceptional and contemporary layout ideally suited to modern family living.

The accommodation comprises five generous double bedrooms, three of which benefit from stylish en-suite shower rooms. The centrepiece of the home is the impressive open-plan living, dining and kitchen space measuring an expansive 29'4" x 23', creating a superb environment for both everyday living and entertaining on a grand scale.

Every aspect of the property has been thoughtfully upgraded, resulting in a unique and spacious arrangement flooded with natural light throughout. Underfloor heating is installed within the tiled areas, while air conditioning in the open-plan kitchen and principal bedrooms ensures year-round comfort.

The kitchen enjoys direct access to a well-proportioned and private rear garden, bordered by mature conifers that provide an excellent level of seclusion throughout the year.

Contact us today to arrange your viewing and avoid disappointment.

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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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