 **2**  
Bedrooms

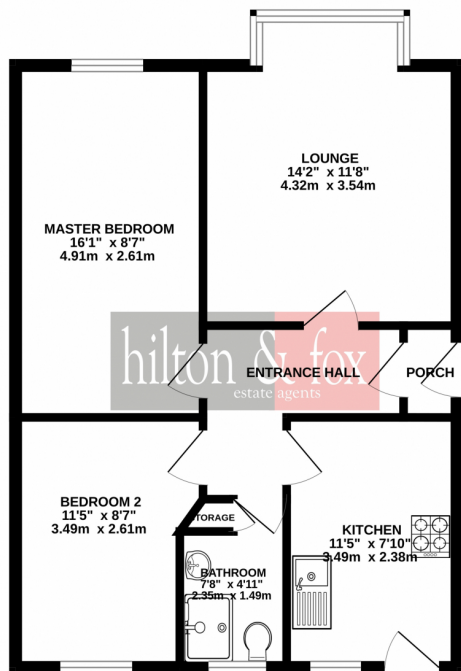
 **1**  
Bathroom



Offered to the market with no further chain and with substantial potential to extend (STPP) is this Two-bedroom semi-detached bungalow. Internally the property is presented in good condition with a large lounge, two double bedrooms, family bathroom and family kitchen. Externally the property is ideally placed to give you easy access to Sudbury Town with its range of local shops and transport links. All in all, this is one not to be missed and early viewing is highly advised.

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GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: Rugby Avenue, Wembley, Middlesex HA0





NORTH WEMBLEY

A4088

North Wembley

Aroma Lounge

Vale Farm Sports Centre

Partyman World of Play

Mumbai Zing

LNER Sports and Social Club

Elite Nails

The Aura

Sudbury & Harrow Road

Williams Way

Fishers Way

Central Rd

Eli's Hair & Beauty

Arena Lounge UK

Barham Park

Harrow Rd

Harrow Rd

Elms Ln

Aspen Dr

Homefield Rd

Brewery Cl

Rugby Ave

Beaumont Ave

Sudbury Ave

Sylvester Rd

Crawford Ave

Llanover Rd

Pembroke Rd

Talbot

Napier