



## SUDBURY CROFT WEMBLEY, HA0 2QW

£1,725

Brian Cox are very pleased to bring to the market this first-floor maisonette, ideally located within a quiet cul-de-sac in the popular Sudbury Hill area.

The property is spacious throughout and comprises a large lounge, three well-proportioned bedrooms, a fitted kitchen, and a modern fitted bathroom.

Further benefits include gas central heating, double-glazed windows, internal storage, parking, and close proximity to local shops, schools, and other amenities.

This property is available to view immediately, so **CALL NOW** to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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