



Eton Avenue, Wembley HA0 3AU

*** BUNGALOW ***

Mischa & Co are offering this three-bedroom semi-detached bungalow located just off Sudbury Avenue. The property briefly comprises a reception room, kitchen/diner, family bathroom, en-suite to master bedroom, and rear garden. North Wembley Underground Station (Bakerloo/Overground) and other transport links and amenities are within a short walking distance. Currently available on a chain free basis.

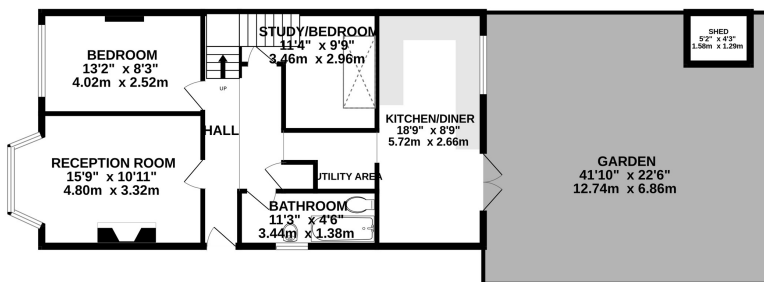
Council Tax Band D (Brent) and EPC rating D (63).

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
100	A		
81-91	B		
69-80	C		
55-68	D	63	
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

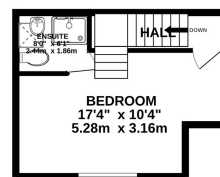
£525,000 Freehold

Floorplan

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

