



265 Preston Road,
Harrow, HA3 0PS

Tel: 020 8904 7733
harrow@christopherrawlinson.co.uk



Abbots Drive, North Wembley, HA0 3SD

Guide Price £550,000 Freehold

- Sudbury Court Estate
- Three Bedroom Semi Detached House
- In Need of Total Refurbishment
- Viewing Through Sole Agents
- SUIT CASH BUYERS
- EPC Rating G



A Three Bedroom Semi Detached House situated on the popular Sudbury Court Estate, backing school playing fields, convenient for both South Kenton and North Wembley Stations and buses to Harrow. The property is in need of total refurbishment and suitable for Cash Buyers.

Communicating Reception Rooms, Kitchen, Three First Floor Bedrooms, Bathroom Sep WC. EER G. Good Sized Rear Garden, Garage via Shared Driveway. Viewing through Sole Agents.

Entrance Hall

Side window, understairs cupboard with metres.

Front Reception Room

14' 2" x 13' 0" (4.32m x 3.96m) Front window, archway to Rear Reception Room:

Rear Reception Room

14' 0" x 11' 5" (4.27m x 3.48m) Windows and door to rear garden.

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m) Window and door to rear garden.

Stairs to First Floor Landing

Side window. Hatch to loft.

Bedroom One (Front)

16' 9" x 11' 4" (5.11m x 3.45m) Window.

Bedroom Two (Rear)

12' 0" x 11' 3" (3.66m x 3.43m) Window.

Bedroom Three (Front)

10' 5" x 7' 7" (3.17m x 2.31m) Aerial window.

Bathroom (Rear)

7' 5" x 5' 3" (2.26m x 1.60m) Frosted window, bath, wash hand basin.

Separate WC

WC, window.

Good Sized Rear Garden

Overgrown, backing school playing fields.

Garage via Shared Driveway

Additional Information

Council Tax Band D, £2,036 per annum, London Borough of Brent

Satellite / Fibre TV Availability. BT, Sky.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	