 **3**

**Bedrooms**

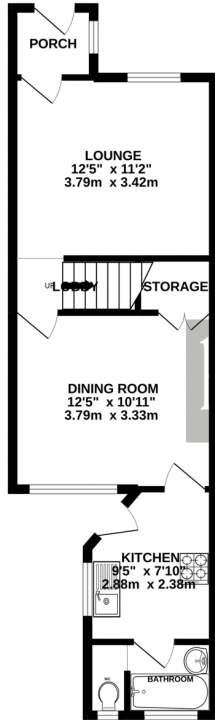
 **2**

**Bathrooms**

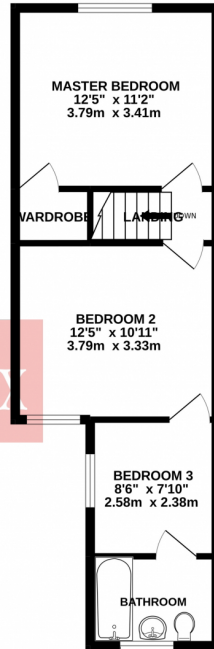


Offered with no further chain and in good condition throughout is this turn of the century Three Bedroom, Two Reception, Two Bathroom Cottage. To the ground floor you will find a lounge, dining room, family kitchen and bathroom. To the first floor there is all three bedrooms and family bathroom. Externally you will find the property is ideally placed giving fantastic access to Sudbury Town with its range of transport links and variety of shops and schools. All in all, this is a property not to be missed.

GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



**hilton & fox**  
estate agents

TOTAL FLOOR AREA: 868 sq.ft. (80.7 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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Alperton Surgery

Technology College

Sudbury Fields - The John Lyon School...

Buchanan Court Care Home - Care UK

Shaam Restaurant & Catering Services

Salisbury Support 4 Autism

Tesco Express

NORTH WEMBLEY

The Black Horse

St. George's Catholic Church

Vale Farm Sports Centre

Shree Jalaram Jyot Mandir

Rising Sun Restaurant &

Pakistan World of Play

Sudbury Hill Harrow

Harrow Rd

Homefield Rd

Rosebank Ave  
Fernbank Ave

Himalayan

Eton Ave

Beaumont Ave

LNER Sports and Social Club

The Aura

Horsenden Grape & Honey Farm

Sudbury Heights Ave

The Rise

Sudbury & Harrow Road

Elton Ave

Tesco Express

Whitton Ave E

Misbah Ul Hoda Tours

Central Rd

Barham Park