



Acorn Close, Wembley

£975,000 Freehold

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Nest thermostat that can be control remotely from phone | 5 Bedroom Detached House | Large Master bedroom with en-suite | Separately controlled ground floor underfloor heating | Velux window in the bedroom with remote controlled blinds | Open plan reception room with folding doors to garden

Empire Estates are pleased to market this superb detached 5 bedroom house set on a peaceful Cul-de-sac in Sudbury, this new build property boasts immaculate interiors spanning over 3 spacious floors, a private and smartly kept garden and off-street parking with electric car ports.

Acorn Close is close to the wealth of amenities found in nearby Sudbury whilst also balancing between a private and secluded location. Transport links are available from Sudbury Hill Stations as well as Sudbury & Harrow Road Station.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		



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Acorn Close, HAO

CAPTURE DATE: 02/12/2022 LASER SCAN POINTS: 57,592,826

GROSS INTERNAL AREA

177.80 sqm / 1913.82 sqft



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177.80 sqm / 1913.82 sqft

NET INTERNAL AREA
163.41 sqm / 1763.18 sqft

EXTERNAL STRUCTURAL PERIMETER
503 sqm / 5414 sqft

EXTERNAL GROUND PERIMETER
21.21 sqm / 228.30 sqft



Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plans and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual room heights and widths are the midpoint points of measurements captured in the scan.

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SPEC-ID: 56365f5c98933db0d6dc09eff

In accordance with the Property Misdescriptions Act (1991) our particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out structural survey and the services and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.