

**St. Andrews Avenue, Wembley, HA0 2QD**

**£850,000 Freehold**

# St. Andrews Avenue, Wembley

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Freehold Semi-Detached House | 1,600sqft of living accommodation | New build | Ideal family home | Close to amenities | Planning permission approved with completion certificates

Empire Estates are pleased to market this superb newly refurbished semi-detached 4 bedroom house set on a peaceful Cul-de-sac in Sudbury located in a private secluded area. 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. St Andrews Avenue is located close to local amenities and is within close proximity to Sudbury Hill Station and Sudbury & Harrow Road Station, whilst also balancing between a private and secluded location.

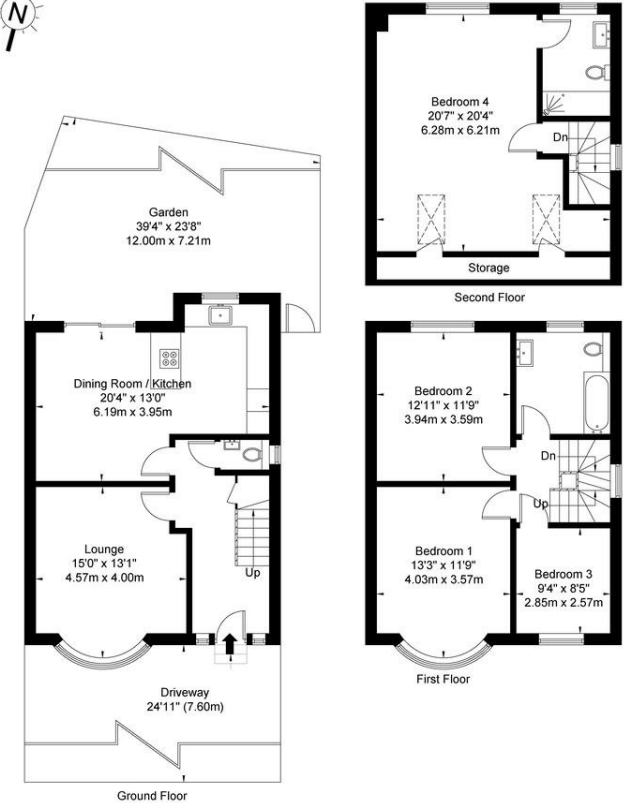
Additional features include:

- Water supply into the house was upgraded to 32mm
- Provision for a car charger with armoured cable.
- Whole house has been extensively insulated including 150mm high performance insulation for the loft
- Lighting designers and interior designer services have been used for optimal design.
- No upper chain



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Approx. Gross Internal Area = 146.8 sq m / 1580 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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