



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£685,000

East Court, Wembley, HA0



- **MASSIVE CORNER PLOT**
- **HUGE SCOPE TO EXTEND/DEVELOP SUBJECT TO P/P**
- **2 RECEPTION ROOMS**
- **FULLY FITTED KITCHEN**
- **GARAGE OWN DRIVE**
- **EXPANSIVE REAR GARDEN**
- **TWO BATHROOMS**
- **NO UPPER CHAIN**
- **SOUGHT AFTER SUDBURY COURT ESTATE**
- **AMAZING POTENTIAL**

MASSIVE CORNER PLOT - HUGE SCOPE TO EXTEND/DEVELOP SUBJECT TO PLANNING PERMISSION. We are delighted to offer for sale this 3-bedroom, 2-bathroom semi-detached family house with garage and own drive situated on a quiet cul-de-sac location on the sought after Sudbury Court Estate. The property is set on a very wide corner plot with an expansive rear garden which has huge potential to extend considerably subject to P/P. The house requires refurbishment.

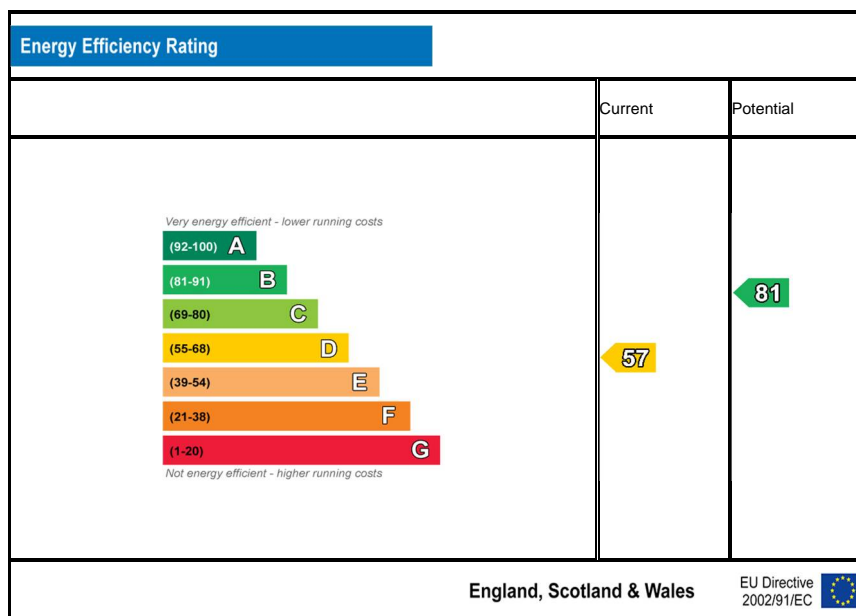
Benefits include: downstairs bathroom/wc, 2 double bedrooms, 1 single bedroom, spacious fitted kitchen, 2 reception rooms, massive rear garden, garage own drive.

The huge garden wraps around the house and broadens at the rear if you are looking to do a substantial extension.

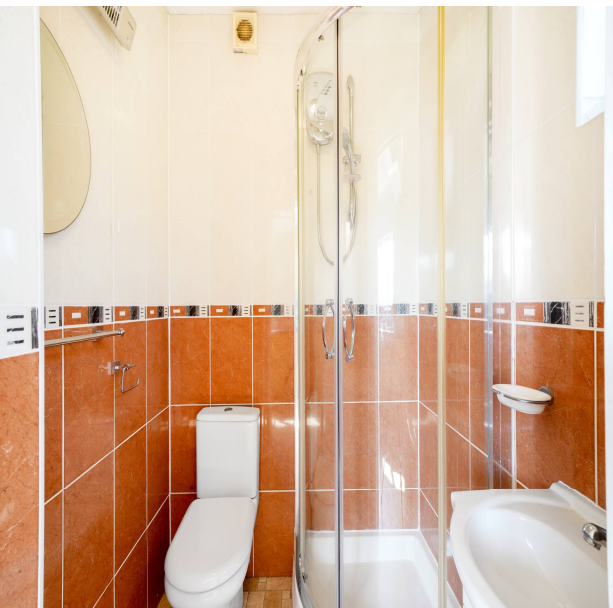
East Court is a sought-after road, situated a short walk from both East

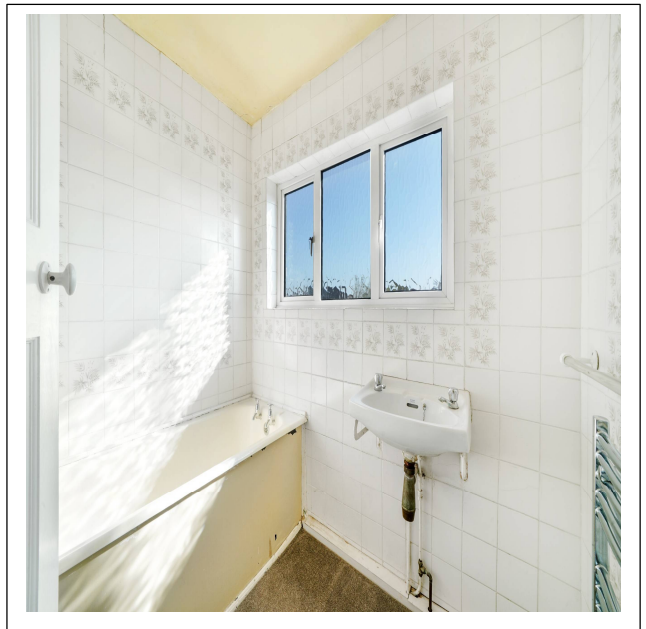
Lane Primary School and Wembley High College. South Kenton and North Wembley stations are close by.

CHAIN FREE



East Court, Wembley, HA0



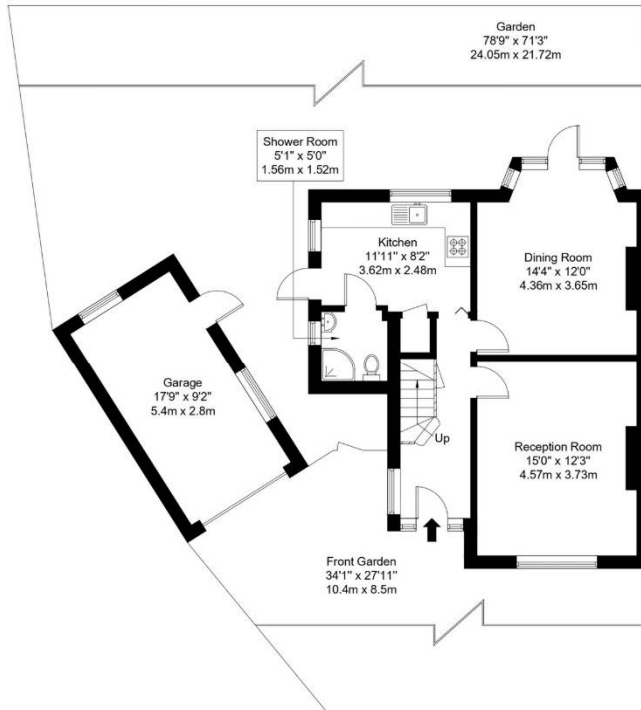
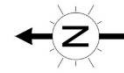


East Court, HA0 3QJ

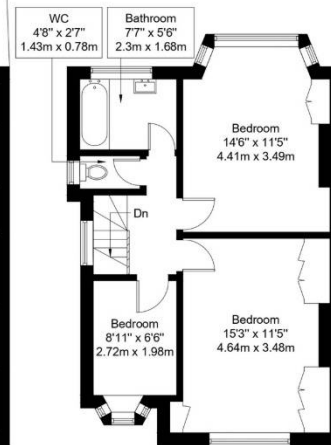
Approx Gross Internal Area = 104 sq m / 1119 sq ft

Garage = 15 sq m / 161 sq ft

Total = 119 sq m / 1280 sq ft



Ground Floor



First Floor

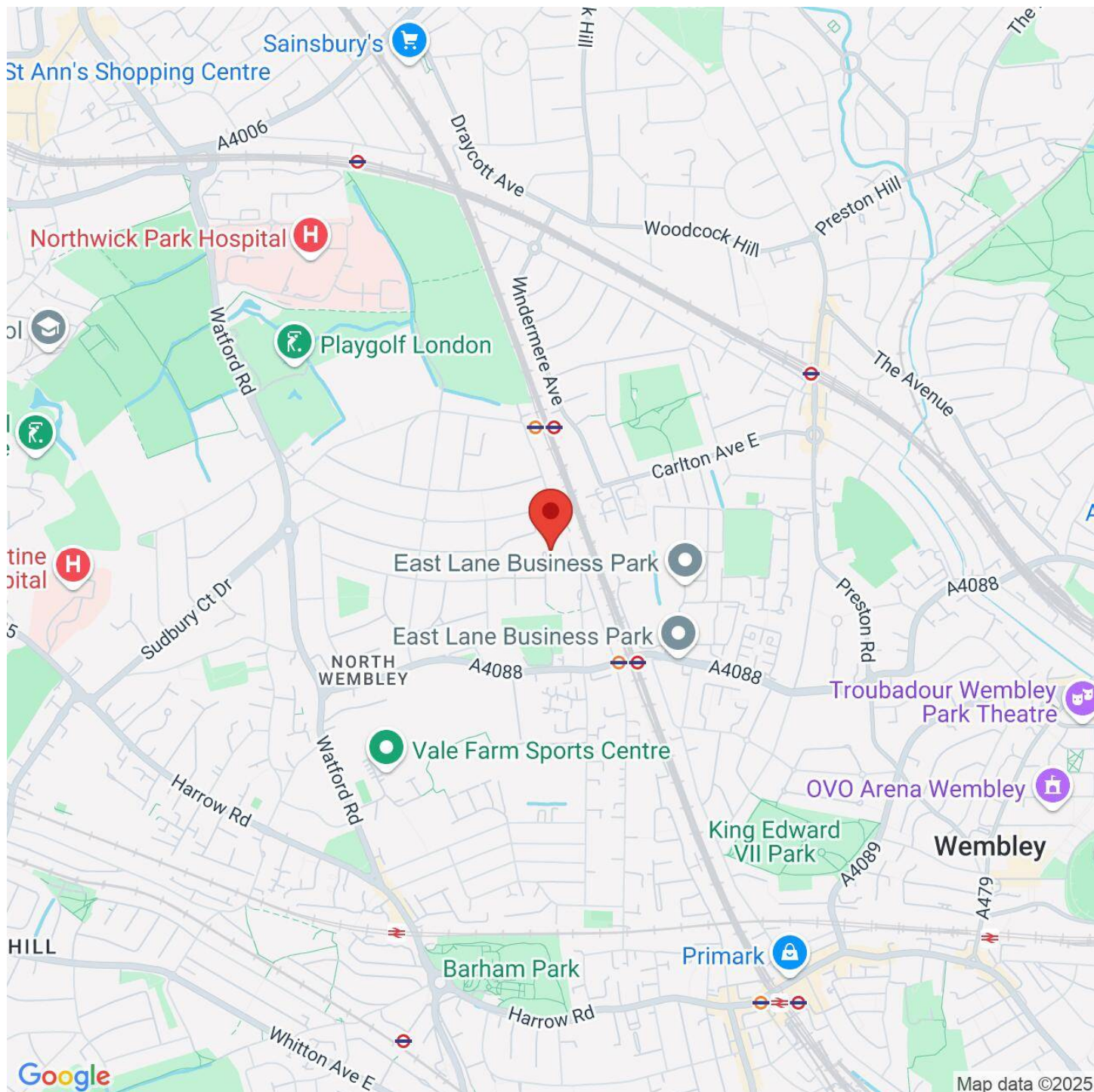
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**BLEU
PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.