

#### Floor Plan

# Fortnums Acre, HA7 3NU

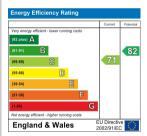
Approx Gross Internal Area = 185.7 sq m / 1999 sq ft Garden = 147.01 sq m / 1582 sq ft Total = 332.71 sq m / 3581 sq ft





- BEING SOLD VIA SECURE SALE ONLINE BIDDING
  TERMS & CONDITIONS APPLY, STARTING BID £800,000
- NO UPPER CHAIN
- DETACHED
- GARAGE VIA THE DRIVEWAY WITH POTENTIAL TO CONVERT
- OPEN PLAN REAR RECEPTION TO DINING SPACE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS INCLUDING ENSUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- PRIVATE REAR GARDEN
- SECLUDED RESIDENTIAL LOCATION

# **Energy Efficiency Graph**



<u> </u>	Current	Potential
Very environmentally friendly - lower CO2 emission	18	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G	l	
Not environmentally friendly - higher CO2 emission	8	







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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