

#### Floor Plan

# Cavendish Avenue, HA1 3RQ

Approx Gross Internal Area = 131.23 sg m / 1412 sg ft Shed = 7.30 sg m / 78 sg ftTotal = 138.53 sg m / 1491 sg ft

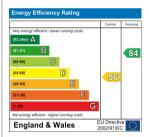


- No Upper Chain
- Extended To The Ground Floor
- Four Bedrooms
- Annexe To The Ground Floor Offering Self Contained Accomodation
- Extended Kitchen Diner Recently Fitted
- Through Lounge
- Three Bedrooms On The First Floor
- Private South Facing Rear Garden
- Off Street Parking
- Over 1400 Square Feet of Living Accommodation





# **Energy Efficiency Graph**



	Current	Potentia
Very environmentally friendly - lower CO2 emissi	ons	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20)	3	
Not environmentally friendly - higher CO2 emissis	ons	

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

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