



ESTATE & LETTINGS AGENTS

Fortnums Acre, Stanmore, HA7



FOR SALE £950,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

This modern four/five-bedroom detached family home, set over three floors, offers bright and spacious living in a tranquil and desirable location. With thoughtfully designed interiors and ample outdoor space, this home is perfect for a growing family. **Please note the property was underpinned over 30 years ago.**

- **Ground Floor:**
 - **Entrance Hallway:** Welcoming entrance that sets the tone for the spacious living throughout the home.
 - **Reception/Dining Room:** A large, open-plan space with plenty of natural light, featuring direct access to the garden—ideal for both family gatherings and entertaining guests.
 - **Fitted Kitchen/Breakfast Room:** A well-appointed kitchen with ample space for a breakfast table, making it the heart of the home.
 - **Bedroom 5/Study:** Versatile space that can serve as a fifth bedroom or a home office.
 - **Guest Cloakroom:** Conveniently located for guests.
 - **Integral Double Garage:** Secure parking with direct access to the home, providing additional storage space.
- **First Floor:**
 - **Master Bedroom with En-Suite:** A luxurious and inviting master suite featuring an en-suite bathroom for added privacy and convenience.
 - **Second Double Bedroom:** Spacious and well-lit, perfect for family members or guests.
 - **Family Bathroom:** A modern, well-sized bathroom with quality fixtures.
- **Second Floor:**
 - **Two Additional Bedrooms:** Comfortable bedrooms offering privacy and flexibility for family living.
- **External Features:**
 - **Off-Street Parking:** Provided by your own private driveway, accommodating multiple vehicles.
 - **Landscaped Rear Garden:** A beautifully designed garden offering a peaceful outdoor retreat, ideal for relaxation and family activities.
- **Close to Local Schools:** Situated moments away from well-regarded schools such as Bentley Wood and Avanti House, making it a great choice for families.
- **Proximity to Amenities:** Close to a variety of restaurants, shops, and transport options, ensuring convenience for all your daily needs.

This home is ideal for families seeking a spacious and modern living environment in a quiet, well-connected area. With its versatile layout and ample living space, it meets the demands of modern family life. To truly appreciate the space, design, and location of this fantastic family home, a viewing is highly recommended. This property offers a unique opportunity to secure a modern, spacious home in a sought-after area.

Contact us today to schedule your viewing and explore all this property has to offer!



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Floor Plan

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft
(Including Garage)

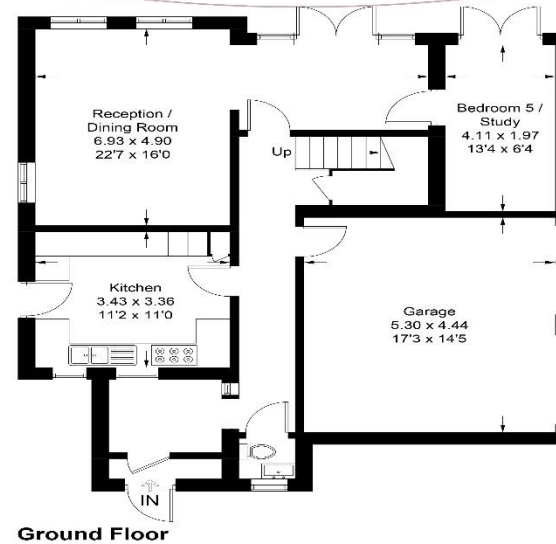
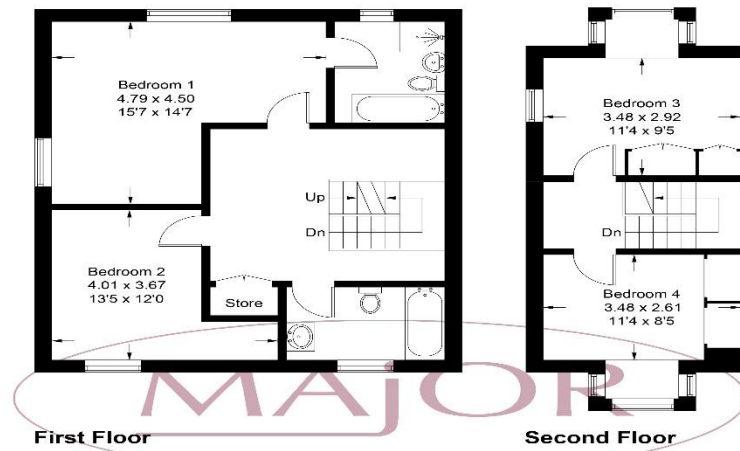


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118235)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

