



Cowper Road Harpden, AL5 5NF

Beautifully presented, bay fronted family home of circa 2,300 sq ft with private driveway. Built to a very high specification and arranged over three floors with large, open plan living space opening onto the 85ft south west facing garden. Minutes from the town centre and station and ideally located for excellent schooling.

Guide price £1,650,000

Cowper Road

Harpden, AL5 5NF



- Excellent family home of circa 2,300 ft
- High specification
- Within minutes of the town centre and station
- Arranged over three floors
- Private Driveway for two cars
- Ideally located for excellent schools
- Large open plan living space
- 85ft south west facing garden
- Council Tax Band G

Porch

En-suite Shower

Entrance Hall

Bedroom Three

Living Room

12'4" x 8'4" (3.78m x 2.56m)

16'11" x 13'2" (5.17m x 4.03m)

En-suite Shower

Kitchen/Dining/Family Room

Bedroom Four

44'9" x 17'11" (13.64m x 5.48m)

16'0" x 11'8" (4.89m x 3.56m)

Utility Room

En-suite Bathroom

7'9" x 5'7" (2.37m x 1.71m)

Shower Room

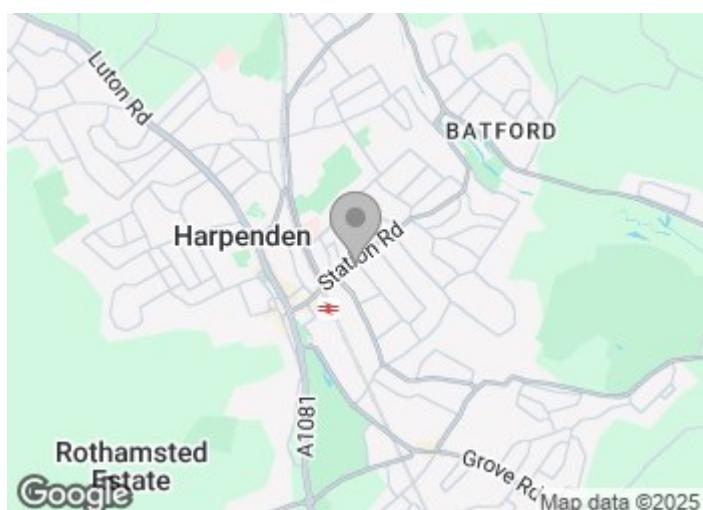
Bedroom One

19'2" x 13'3" (5.85m x 4.04m)

En-suite Bathroom

Bedroom Two

16'11" x 13'2" (5.17m x 4.03m)





Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			