



## 10 Holly Walk Harpden, AL5 5RG

Family home with three good size bedrooms, the principal being in the loft conversion. The property benefits from a recent single storey extension to create a new kitchen plus off street parking and decking at the end of the garden. Holly Walk is a peaceful cul de sac, well placed for excellent schooling and walking distance from the town centre and station

**Guide price £600,000**

# 10 Holly Walk Harpden, AL5 5RG



- Three bedroom family home
- Loft conversion with principal bedroom
- Recently extend with new kitchen
- Private garden with decking
- Off street parking
- Peaceful cul-de-sac
- Well placed for excellent schooling
- Walking distance from the town centre and station
- Council Tax Band D

## Entrance Hall

## Living Room

12'8" x 10'8" (3.87 x 3.26)

## Dining Room

11'4" x 10'8" (3.46 x 3.26)

## Kitchen

10'0" x 9'3" (3.06 x 2.83)

## Cloakroom

## Bedroom 2

13'10" x 10'2" (4.22 x 3.12)

## Bedroom 3

11'5" x 7'9" (3.48 x 2.37)

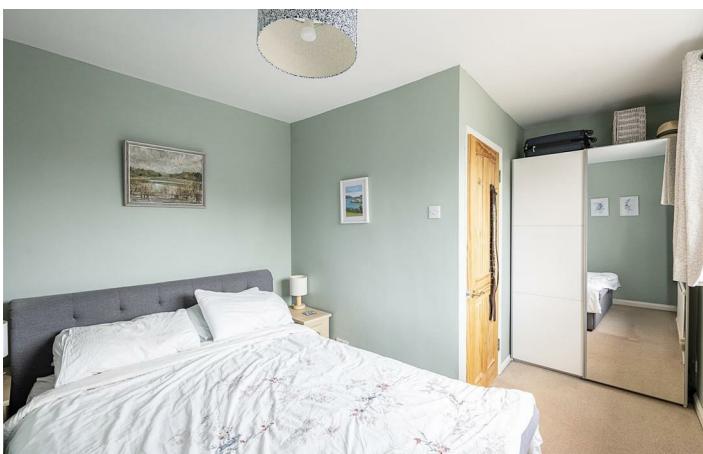
## Bathroom

## Bedroom 1

13'1" x 7'9" (4.00 x 2.37)



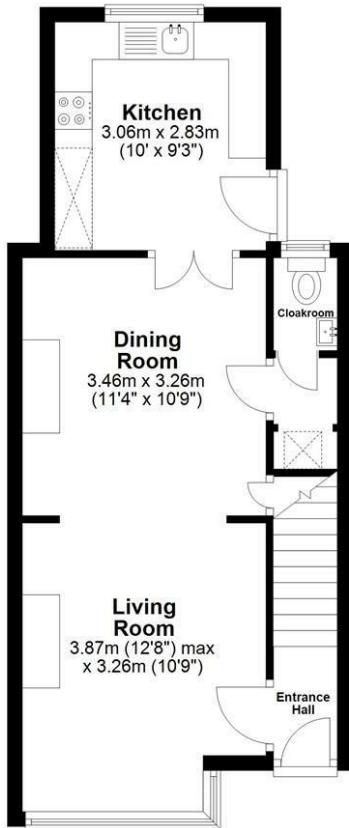
## Directions



# Floor Plan

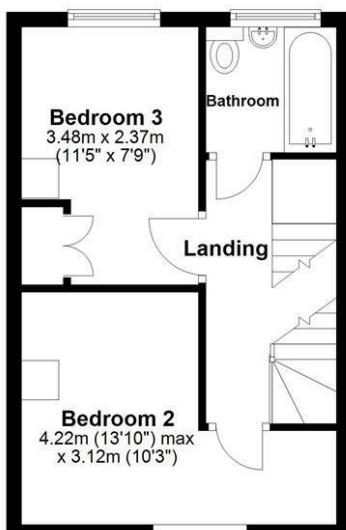
## Ground Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



## Second Floor

Approx. 13.9 sq. metres (150.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.4 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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