



25 Wroxham Way Harpden, AL5 4PP

A well presented three bedroom semi-detached family home in a a desirable location ideal for local outstanding schooling. The property benefits from off-street parking, a garden of circa 75ft and fantastic potential for future development including the possibility of a loft conversion. Walking distance to town and station.

Offers in excess of £850,000

25 Wroxham Way

Harpden, AL5 4PP



- A well presented three bedroom semi-detached family home
- Superb potential for further development including the possibility of a loft conversion
- Ideal location for local outstanding schooling
- Walking distance to town and station
- Rear garden of circa 75ft
- Council Tax Band E

Entrance Hall

Kitchen/Breakfast/Family Room

17'1" x 15'9" (5.23m x 4.82m)

Utility Room

8'11" x 7'1" (2.73m x 2.18m)

Dining Room

15'9" x 8'1" (4.82m x 2.47m)

Lounge

14'11" x 11'1" (4.55m x 3.38m)

Shower Room

Bedroom One

13'2" x 11'2" (4.02m x 3.42m)

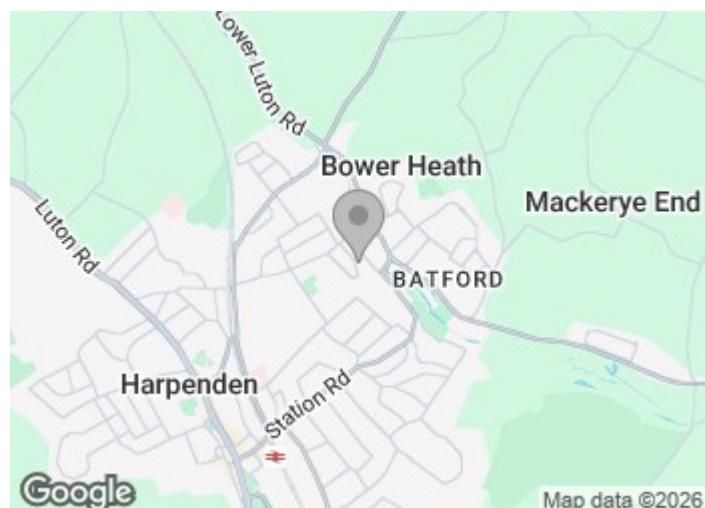
Bedroom Two

11'1" x 10'2" (3.40m x 3.12m)

Bedroom Three

8'2" x 6'11" (2.49m x 2.13m)

Bathroom



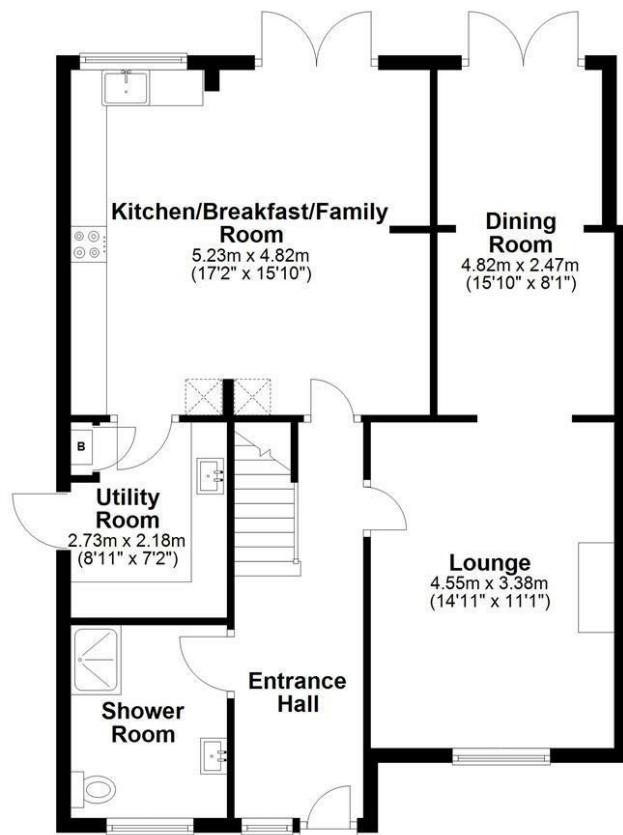
Directions



Floor Plan

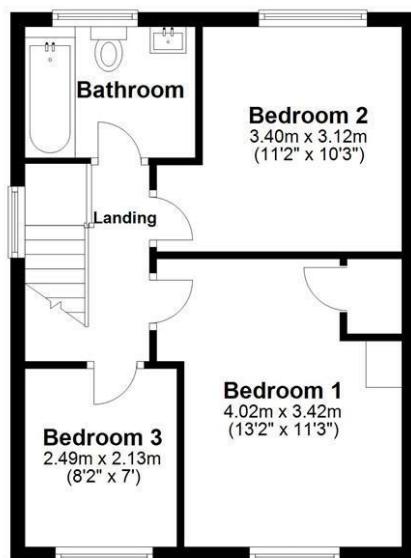
Ground Floor

Approx. 76.3 sq. metres (821.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

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

Plan produced using PlanUp.

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