



## Riverford Close Harpden, AL5 4LY

Well presented two bedroom, top floor maisonette in a quiet, residential cul-de-sac. Benefiting from a lovely private rear garden backing on to open fields. Riverford Close is a popular location ideally positioned for the station and town centre and close to outstanding schools. **\*\*CHAIN FREE\*\***

**Guide price £350,000**

# Riverford Close

Harpden, AL5 4LY



- \*\* CHAIN FREE \*\*
- Circa 694 sq ft
- Quiet residential cul-de-sac
- Top Floor Maisonette
- Private Rear Garden
- Close to station and town centre
- Two Bedrooms
- Close to outstanding schools
- Council Tax Band C

## Entrance Hall

## Landing

## Kitchen

12'3" x 10'0" (3.74m x 3.06m)

## Living Room

16'3" x 11'1" (4.96m x 3.39m )

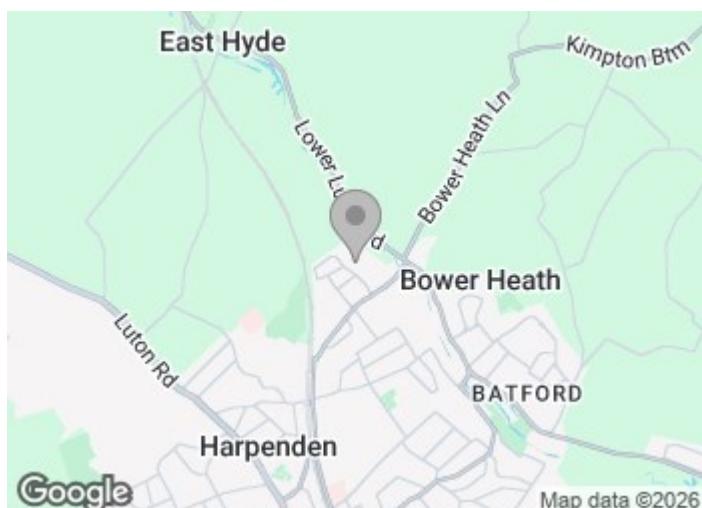
## Bedroom One

15'10" x 9'10" (4.83m x 3.00m )

## Bedroom Two

9'6" x 8'11" (2.91m x 2.72m )

## Bathroom

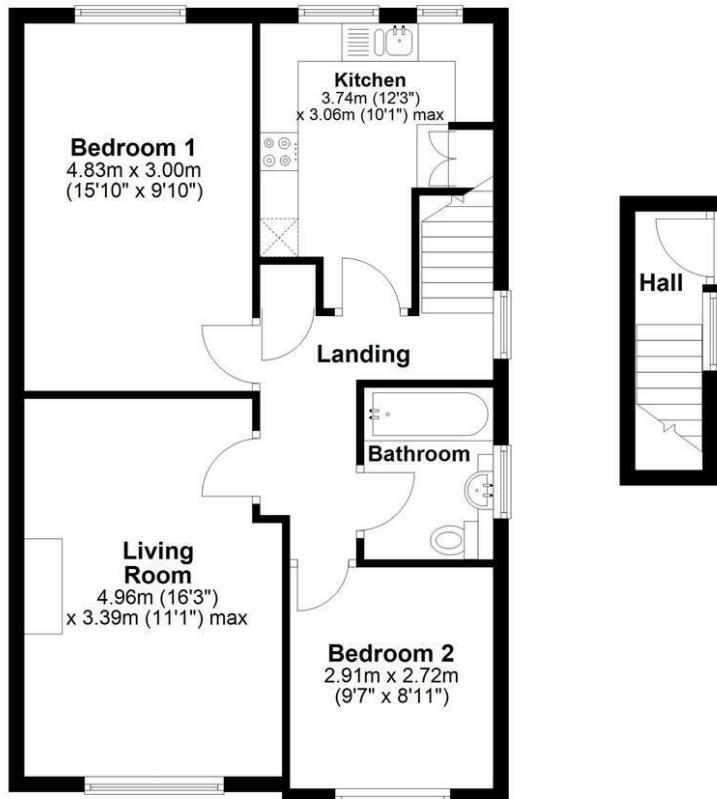




## Floor Plan

### First Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



Total area: approx. 64.5 sq. metres (694.4 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			