



## 52 Alzey Gardens Harpden, AL5 5SY

Well presented family home of over 1,000 sq ft with the added benefit of a garage. Alzey Gardens is a peaceful, popular spot and well placed for schooling. **\*CHAIN FREE\***

**Guide price £950,000**

# 52 Alzey Gardens Harpden, AL5 5SY



- Detached family home in excellent condition
- Detached Garage with power
- CHAIN FREE
- Four Bedrooms
- Peaceful, popular cul-de-sac spot
- Over 1,000 sq ft
- Well placed for schooling

Entrance Hall

Cloakroom

Kitchen

12'2" x 8'10" (3.73m x 2.70m)

Dining Room

12'2" x 11'0" (3.73m x 3.36m)

Living Room

14'6" x 13'0" (4.42m x 3.98m)

Bedroom One

15'3" x 10'6" (4.66m x 3.22m)

Bedroom Two

10'6" x 10'3" (3.22m x 3.14m)

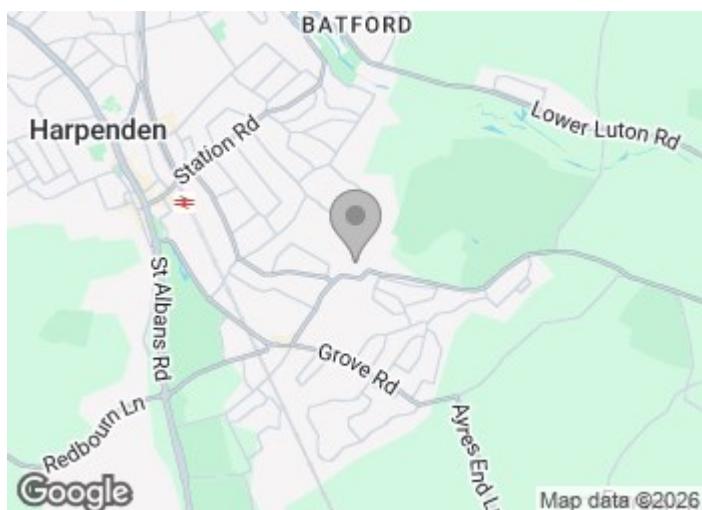
Bedroom Three

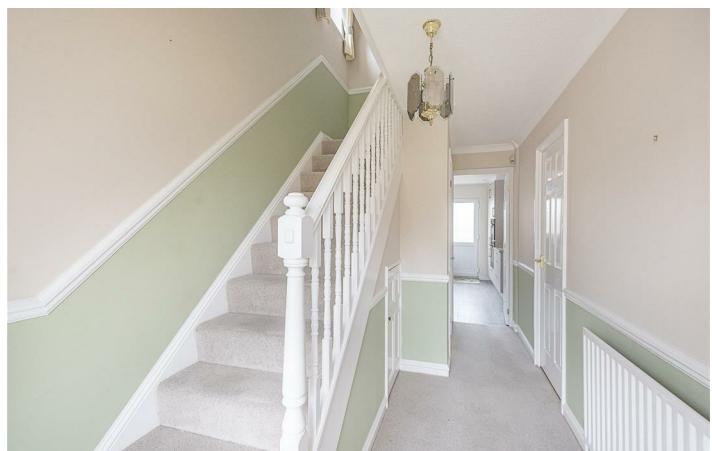
9'4" x 7'5" (2.87m x 2.27m)

Bedroom Four

10'6" x 9'4" (3.22m x 2.87m)

Shower Room

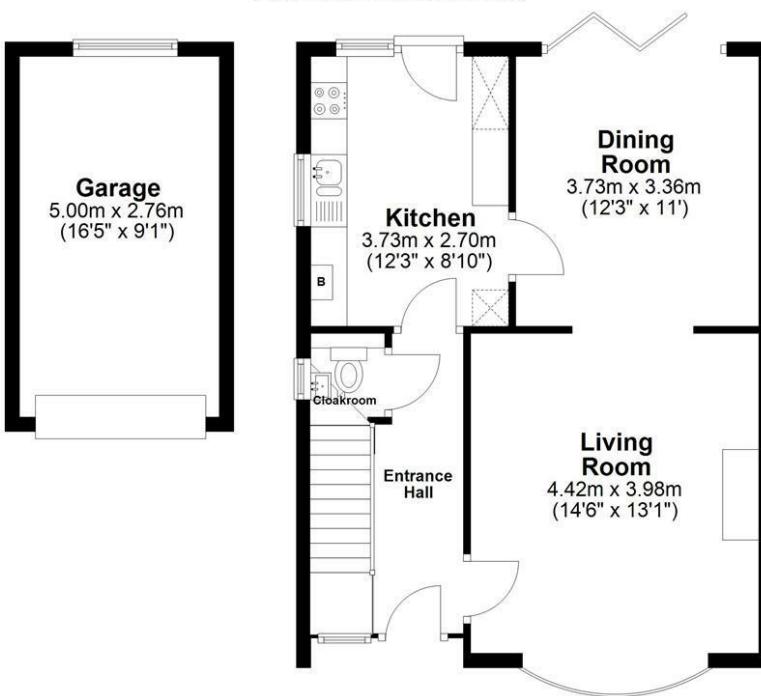




# Floor Plan

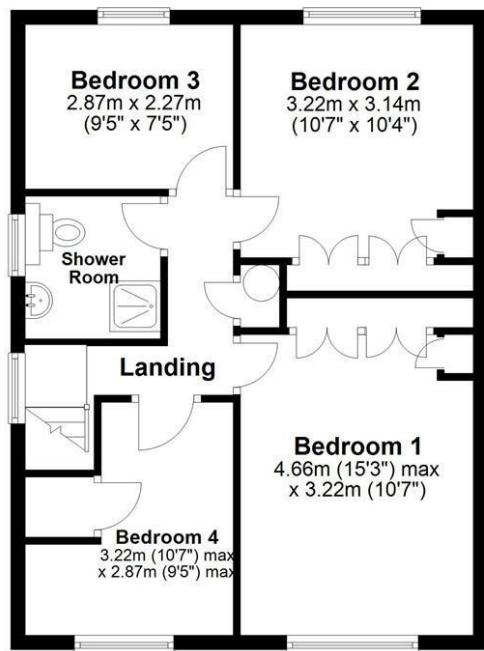
## Ground Floor

Main area: approx. 51.3 sq. metres (551.8 sq. feet)  
Plus garage, approx. 13.8 sq. metres (148.5 sq. feet)



## First Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



Main area: Approx. 103.2 sq. metres (1111.0 sq. feet)

Plus garage, approx. 13.8 sq. metres (148.5 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			