



Harrison Way, offers in the region of £300,000

- LARGE 4 BED PROPERTY
- FAMILY FRIENDLY LOCATION
- PARKING
- GARDEN
- EXCELLENT COMMUTING
- NEARBY REPUTABLE SCHOOLS
- COUNCIL TAX BAND B
- EPC Rating: C



 4  2  2



About the property

Presenting this exceptionally spacious four-bedroom terraced house offering an outstanding opportunity for families seeking both space and convenience within a sought-after, family-friendly neighbourhood.

Boasting two well-proportioned reception rooms, utility and two further downstairs rooms currently utilised as office and alternative family space. the home offers excellent flexibility for relaxation and entertaining with dedicated areas for both adults and children. The four generously sized bedrooms ensure comfort and privacy for all members of the household, while the two bathrooms provide added convenience during busy mornings. A standout feature of this home is the generously sized garden, perfect for outdoor play, hosting gatherings, or simply enjoying some peaceful downtime surrounded by greenery. Parking is included, an invaluable asset in such a popular residential area.

Residents will benefit from close proximity to highly regarded schools, making this property particularly appealing for families. Additionally, the location offers easy access to local amenities and beautiful nearby parks, ideal for weekend leisure and everyday necessities. Council Tax Band B adds to the affordability of this substantial property. Altogether, this house combines size, practicality, and an ideal setting for family life.





Accommodation

Utility

5' 9" x 7' 2" (1.75m x 2.18m)

Kitchen Diner

17' 7" x 10' 8" (5.36m x 3.25m)

Living Room

16' 7" x 11' 2" (5.05m x 3.40m)

Study

9' 5" x 6' 2" (2.87m x 1.88m)

Snug

9' 5" x 8' 5" (2.87m x 2.57m)

Dining Room

10' 4" x 7' 9" (3.15m x 2.36m)

Bedroom 1

11' 4" x 11' 4" (3.45m x 3.45m)

En Suite

4' 9" x 6' 2" (1.45m x 1.88m)

Bedroom 2

9' 5" x 12' 8" (2.87m x 3.86m)

.

Bedroom 3

10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom 4

10' 8" x 6' 6" (3.25m x 1.98m)

Bathroom

5' 6" x 10' 8" (1.68m x 3.25m)

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let