



Chesterton Avenue Harpden, AL5 5SU

Well presented, three bedroom, semi-detached home of circa 1,135 sq ft. Open plan kitchen/dining/family room, off-street parking and private rear garden. Close to the town centre and station and well placed for excellent schooling. **** CHAIN FREE ****

Guide price £750,000

Chesterton Avenue

Harpden, AL5 5SU



- ** CHAIN FREE **
- Open plan Kitchen/Dining/Family Room
- Close to the Town Centre & Station
- Semi-detached three bedroom house
- Private rear garden
- Well placed for excellent schooling
- Circa 1,135 sq ft
- Driveway
- Council Tax Band E

Entrance Porch

Kitchen/Dining/Family Room

20'3" x 18'0" (6.18 x 5.49)

Living Room

11'11" x 11'1" (3.65 x 3.38)

Home Office/Play Room

15'8" x 7'9" (4.78 x 2.37)

Cloakroom

Bedroom One

12'2" x 8'11" (3.73 x 2.73)

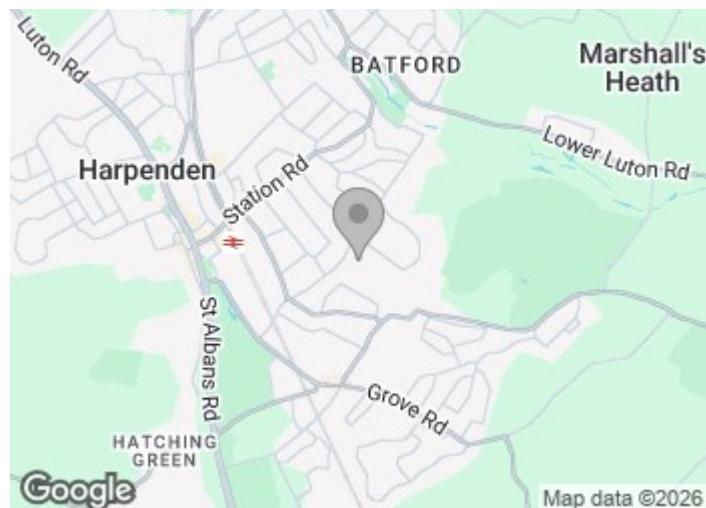
Bedroom Two

10'7" x 10'0" (3.24 x 3.07)

Bedroom Three

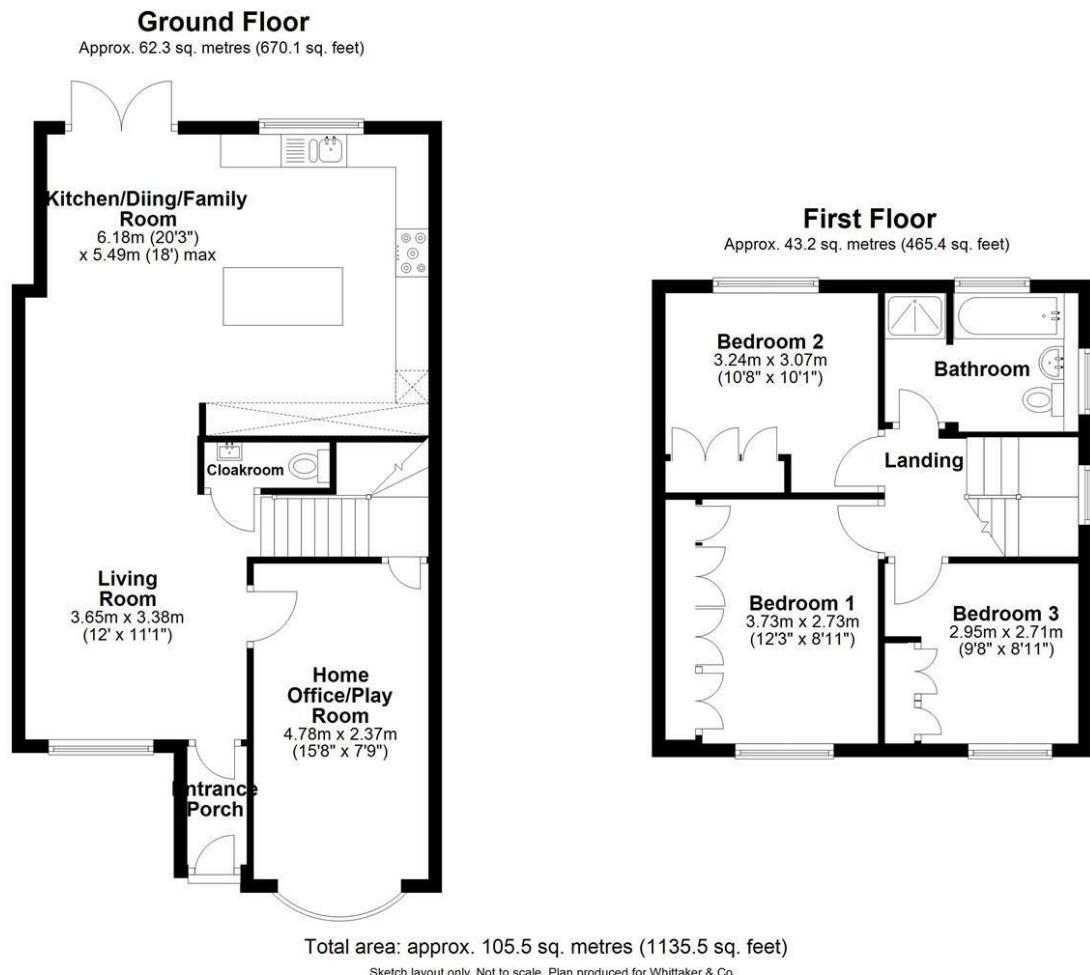
9'8" x 8'10" (2.95 x 2.71)

Bathroom





Floor Plan



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
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