



Townsend Lane Harpden, AL5 2RN

Immaculately presented, five bedroom detached family home on the fringes of the Avenues. Fully refurbished by a reputable local builder only 4 years ago. Beautifully landscaped garden with southerly aspect. Close to the town centre and fabulous schooling.

Guide price £2,250,000

Townsend Lane

Harpden, AL5 2RN



- Extensively remodelled & refurbished
- Three Reception rooms
- Lovely family garden
- Immaculately presented throughout
- Super Principal Bedroom suite
- Large driveway
- Vast open plan Kitchen / Dining / Family room
- Four further Bedrooms (two with En-suite)
- Council Tax Band G

Porch

Entrance Hall

Study

9'3" x 8'6" (2.84 x 2.61)

Kitchen/Dinning/Family Room

39'0" x 19'7" (11.9 x 5.98)

Utility Room

Sitting Room

14'8" x 12'4" (4.49 x 3.77)

Living Room

21'7" x 14'6" (6.59 x 4.43)

Bedroom One

18'1" x 13'9" (5.52 x 4.20)

En-suite Bathroom

Dressing Room

Bedroom Two

15'2" x 12'0" (4.63 x 3.68)

En-suite Bathroom

Bedroom Three

22'8" x 13'1" (6.93 x 3.99)

En-suite Shower Room

Bedroom Four

15'2" x 13'1" (4.63 x 4.00)

Bedroom Five

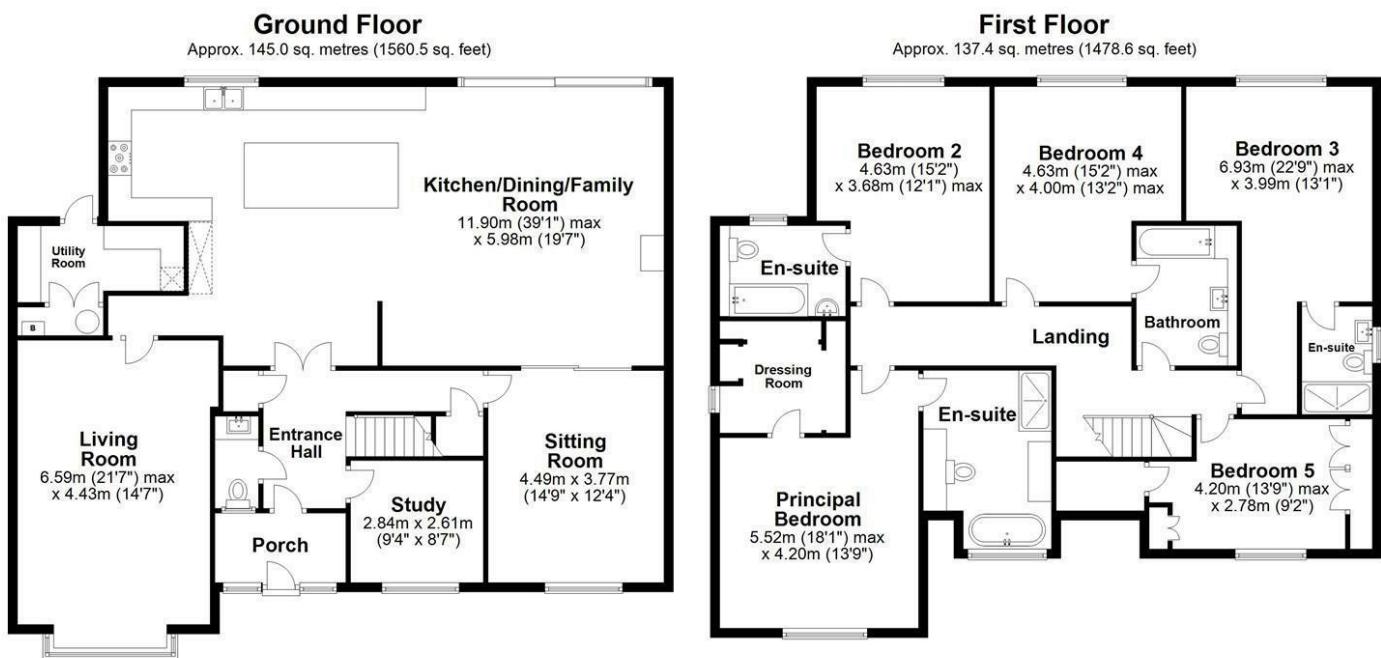
13'9" x 9'1" (4.20 x 2.78)

Family Bathroom





Floor Plan



Total area: approx. 282.3 sq. metres (3039.2 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		
(81-91)	B		
(69-80)	C	70	83
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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