



## Elliswick Road

Harpden, AL5 4TP

Rare opportunity to acquire this fabulous six-bedroom, semi-detached family home of circa 3,584 sq ft with plenty of period features and private driveway. A much sought after, peaceful road in a prime central location. Extended by our clients to include super, open plan living space leading onto the west facing, mature garden of circa 100 ft with large garden room. Walking distance to the town centre and station and well placed for excellent schooling.

**Guide price £2,250,000**

# Elliswick Road

Harpden, AL5 4TP



- Six-bedroom family home
- Circa 3,584 sq ft
- Large garden room
- Prime central location
- Period Features
- West facing mature garden of circa 100 ft
- Sought after, peaceful road
- Private driveway
- Council Tax Band F

Entrance Hall

Kitchen

20'6" x 9'2" (6.26 x 2.81)

Dining/Family Room

27'3" x 20'9" (8.31 x 6.35)

Family/Games Room

16'5" x 12'0" (5.02 x 3.67)

Study

11'7" x 11'4" (3.55 x 3.46)

Utility Room

8'11" x 5'1" (2.73 x 1.57)

Landing

Bedroom One

20'11" x 12'8" (6.38 x 3.87)

Dressing Room

En-suite Bathroom

Dressing Room

Bedroom Two

16'5" x 9'2" (5.02 x 2.81)

En-suite with shower

Dressing Room

Bedroom Three

12'5" x 12'0" (3.81 x 3.67)

En-suite with shower

Bathroom

Bedroom Four

18'4" x 12'6" (5.59 x 3.82)

Landing

Bedroom Five

16'9" x 8'4" (5.11 x 2.55)

Bedroom Six

13'9" x 7'8" (4.20 x 2.35)

Shower Room

Store

Garage

12'0" x 8'8" (3.68 x 2.65)

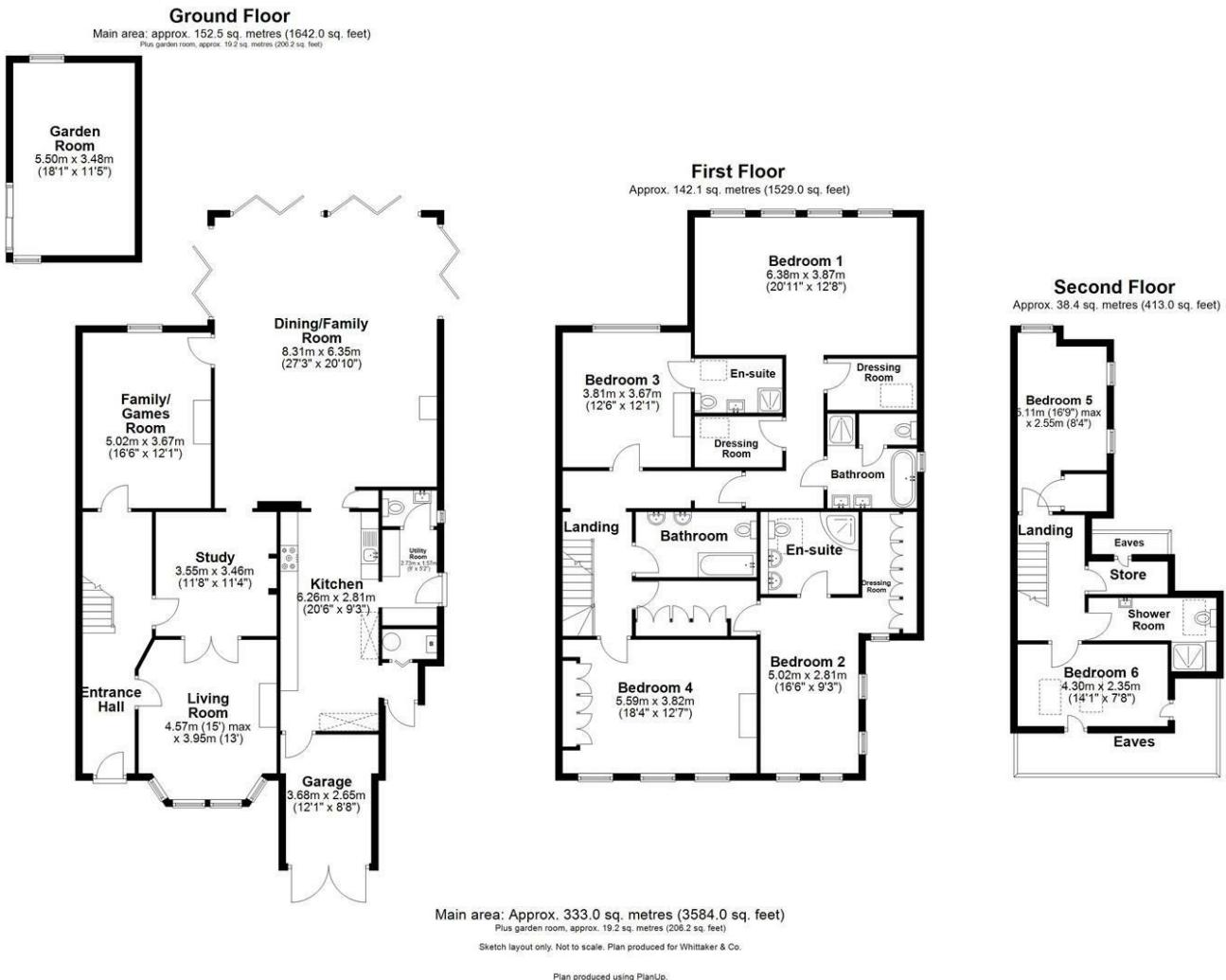
Garden Room

18'0" x 11'5" (5.50 x 3.48)





# Floor Plan



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 |         |           |
| (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 |         |           |
| (81-91)   | B |         |           |
| (69-80)   | 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   |   |         |           |