

Maple Road Harpden, AL5 2DU

Handsome six bedroom, detached home of circa 3,450 sq ft in prime central location, The Avenues. Arranged over three floors, with generous reception rooms, study, private driveway and double garage. Built by highly renowned local developers, Plowright Homes.

Guide price £3,000,000

Maple Road

Harpden, AL5 2DU



- Detached Home
- Circa 3,457 sq ft
- Arranged over three floors
- Six Bedrooms
- Private driveway
- Double Garage
- Three reception rooms
- Built by Plowright Homes
- Council Tax Band H

Porch

Reception Hall

Kitchen/Breakfast Room
17'9" x 13'1" (5.43 x 4.00)

Utility Room
13'1" x 6'3" (4.00 x 1.92)

Cloakroom

Dining Room
14'9" x 11'11" (4.52 x 3.64)

Living Room
21'2" x 15'1" (6.47 x 4.60)

Study
15'2" x 11'0" (4.63 x 3.37)

Double Garage

17'1" x 16'9" (5.23 x 5.11)

Landing

Bedroom One
16'7" x 15'1" (5.07 x 4.60)

En-suite bathroom

Dressing Room
11'6" x 10'0" (3.51 x 3.06)

Bedroom Two
17'1" x 12'2" (5.23 x 3.71)

En-suite shower room

Bedroom Three
17'2" x 10'0" (5.25 x 3.05)

En-suite bathroom

Bedroom Four

11'1" x 10'6" (3.39 x 3.22)

Bedroom Five

14'7" x 8'9" (4.47 x 2.67)

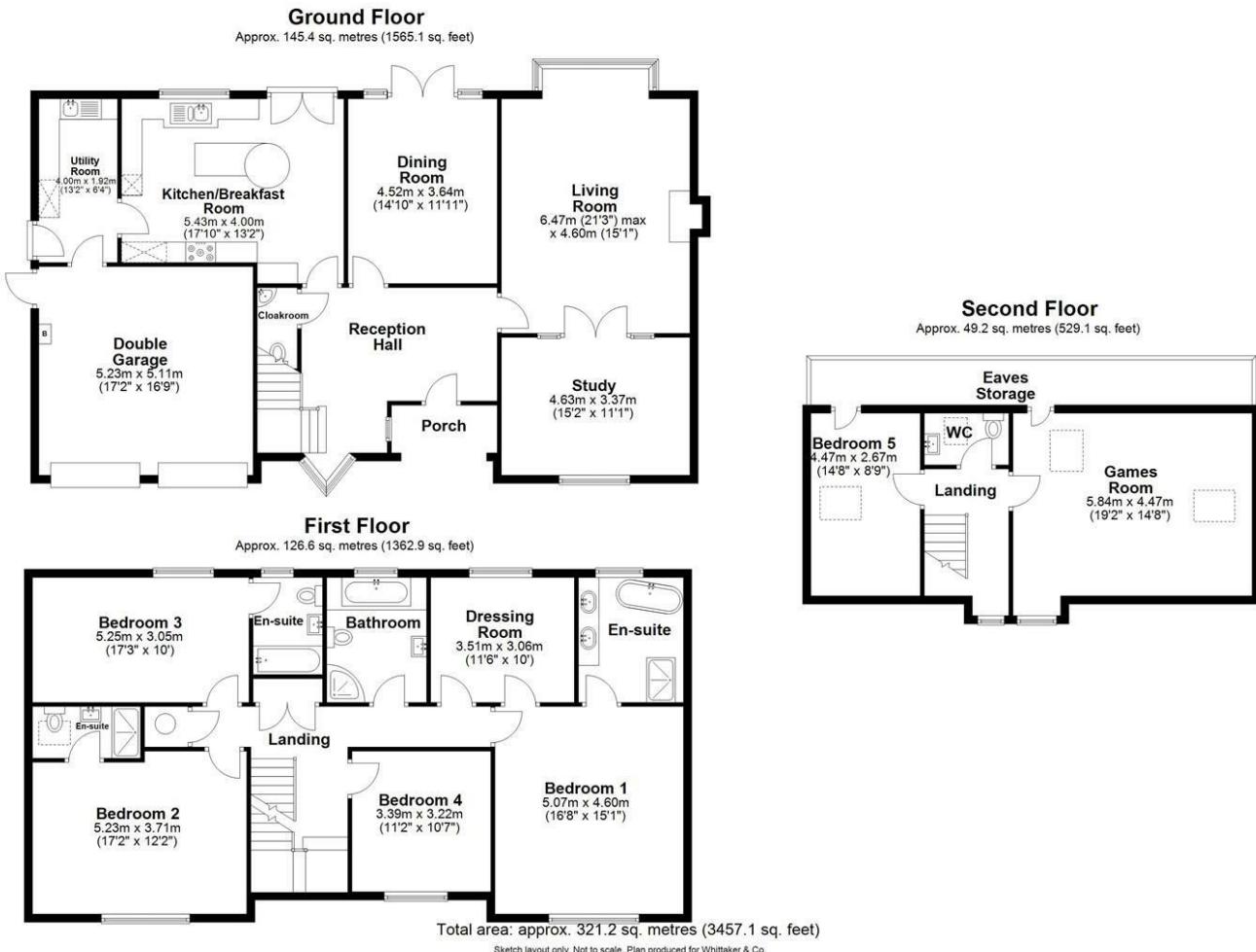
WC

Bedroom Six/Games Room
19'1" x 14'7" (5.84 x 4.47)





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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	67	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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