



*jordan fishwick*

2 Harrow Close, Regents Park, SK9 2GX  
Guide Price £799,950



## Harrow Close Wilmslow SK9 2GX

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This wonderful five bedroom home is situated within a corner cul de sac position amongst this extremely popular development in Wilmslow. The property has been improved throughout via the current vendor and boasts well proportioned accommodation. Internally the ground floor comprises in brief: entrance hallway, cloakroom and W.C., living room, separate dining room, contemporary kitchen and breakfast/family room, utility, conservatory and a study/playroom. To the first floor the accommodation comprises: stairs/landing, master bedroom with fitted wardrobes and en-suite, second good size bedroom opening through to dressing room and an en-suite, three further bedrooms and a family bathroom. The property was constructed with a double garage and the current vendor is using half as a storage/further possible reception room. Externally there is a well proportioned lawned garden with well defined boundaries and there is a good size storage outbuilding. Viewings essential.



- Detached Residence
- Five Bedrooms
- Corner Cul De Sac Position
- Four Reception Rooms
- Three Bathrooms
- Well proportioned Gardens
- Off Road parking
- Viewing Essential



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 72                                                                                                          | 79        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





GROUND FLOOR  
APPROX. FLOOR  
AREA 1343 SQ.FT.  
(124.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1212 SQ.FT.  
(112.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2555 SQ.FT. (237.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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