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Property Experts



Harpenden Drive  
CV5 7QF

# Harpenden Drive

## CV5 7QF

Shortland Horne are delighted to present this exceptional four-bedroom detached family home, offered with no onward chain and situated in the highly sought-after area of Allesley Green.

Built in 1985, this well-proportioned property offers practical and versatile family living across two floors. With generous gardens, a spacious internal layout, and a private driveway with a tandem garage, the home is ideal for growing families and offers exciting potential to modernise throughout.

On the ground floor, the accommodation comprises a welcoming entrance porch and hallway, a bright 19ft lounge, a separate dining room, a fitted kitchen with a range of wall and base units, and a utility room. A conservatory provides a flexible space for relaxation, work or entertaining, and there is also a convenient ground-floor WC.

Upstairs, you'll find four double bedrooms. The main bedroom benefits from an en-suite shower room, and three of the bedrooms include fitted wardrobes. The floor is completed by a modern family shower room.

Externally, the property features a beautifully maintained rear garden, ideal for outdoor entertaining or family enjoyment. The front of the property offers a spacious block-paved driveway and access to a tandem-length garage, providing ample parking and storage options.

### LOCATION:

The Parkhill Estate in Allesley Green is one of Coventry's most desirable locations, popular with families due to its proximity to well-regarded schools, local shops, and the nearby Allesley Park — perfect for walks and leisure.

### GOOD TO KNOW:

- Tenure: Freehold
- Vendor's Position: No Onward Chain (Probate Granted)
- EPC Rating: C
- Council Tax Band: F
- Total Area: Approx. 1,608 sq. ft
- Garden: East Facing









## Dimensions

**Porch**

**Garage**

10.44m x 2.77m

**Lounge**

5.96m x 3.60m

**Dining Room**

4.43m x 2.41m

**Kitchen**

3.90m x 2.30m

**Utility Room**

**Conservatory**

2.87m x 2.80m

**WC**

**FIRST FLOOR**

**Bedroom One**

3.60m x 2.80m

**En-Suite**

**Bedroom Two**

3.60m x 3.07m

**Bedroom Three**

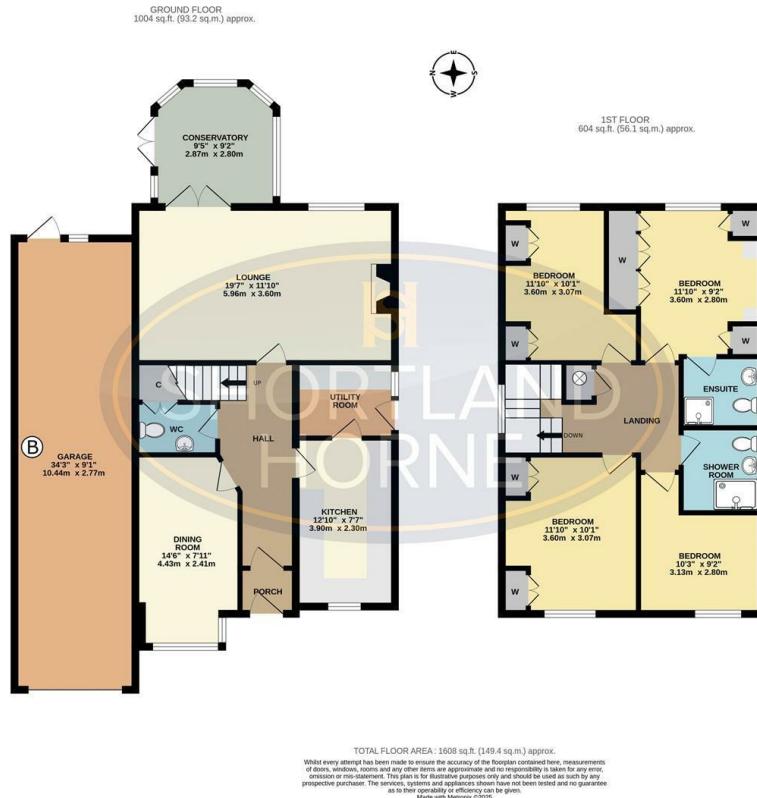
3.60m x 3.07m

**Bedroom Four**

3.13m x 2.80m

**Shower Room**

# Floor Plan



Total area: 1608.00 sq ft

## Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sole particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to prevent and detect Money Laundering. If you suspect that a customer, customer/client, or

forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

Employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

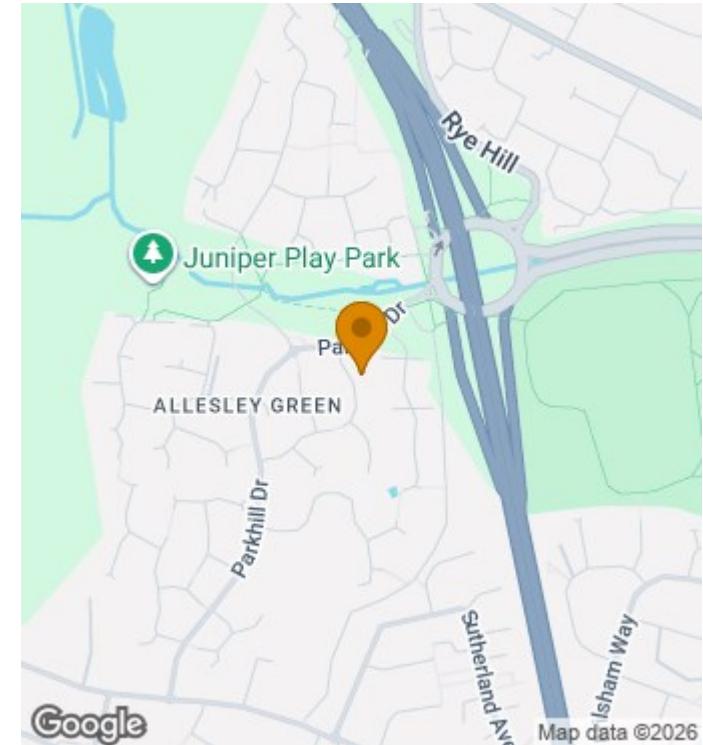
We would like for your co-operation in ensuring that more can be done today in progressing this sale.  
**Appliances** We would like that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we

have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For herning business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the services of any of our providers and can choose to source the services from someone else. Any advice that is provided will be independent.

## Location Map



EPC

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	[92+]	Dark Green	Very energy efficient - lower running costs
B	[87-91]	Medium Green	
C	[80-86]	Light Green	
D	[55-68]	Yellow	
E	[30-54]	Orange	
F	[21-29]	Red	
G	[1-20]	Dark Red	Not energy efficient - higher running costs

Current Potential

74

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Score Range	Color	Notes
A	92+ (92-100)	Dark Blue	Very environmentally friendly - lower CO <sub>2</sub> emissions
B	81-91	Medium Blue	
C	69-80	Light Blue	
D	55-68	Lighter Blue	
E	39-54	Very Light Blue	
F	21-38	Yellow	
G	1-20	Orange	Not environmentally friendly - higher CO <sub>2</sub> emissions

Current Potential



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