



## Moreton End Close Harpden, AL5 2EZ

A stunning new build bungalow of circa 850 sq ft, finished to an extremely high specification to include a Hacker Kitchen (with Bosch integrated appliances), and underfloor heating throughout. The private garden has a southerly aspect and there is off-street parking for two cars, plus an EV charging point. A peaceful location, moments from the Nickey Line and walking distance to the town centre and station. \*CHAIN FREE\*

**Guide price £695,000**

# Moreton End Close

## Harpden, AL5 2EZ



- Hacker Kitchen
- Bosch integrated appliances
- Underfloor heating & Air source heat pump
- Council Tax band F
- Allowance for double wardrobe in Principal Bedroom
- Garden south facing
- Off-street parking & EV charge point
- Close to town centre & station
- Chain Free

### Entrance Hall

### Kitchen / Dining / Living Room

28'5" x 18'10" (8.68 x 5.75)

### Bedroom One

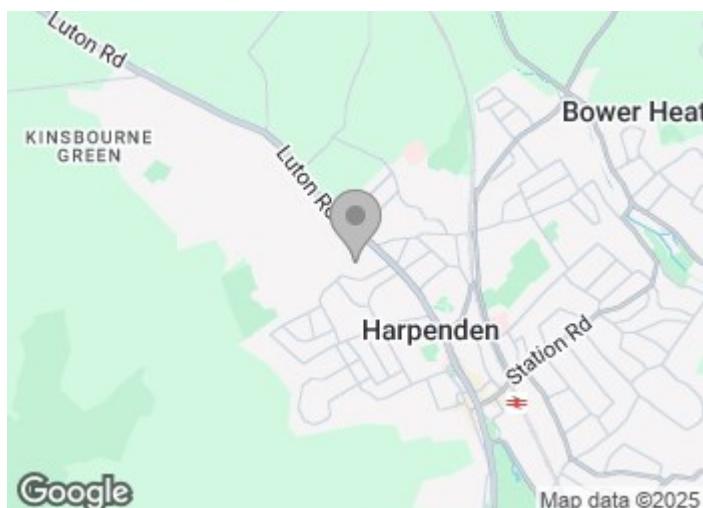
8'8" x 16'0" (2.66 x 4.90)

### En-suite Shower Room

### Bedroom Two

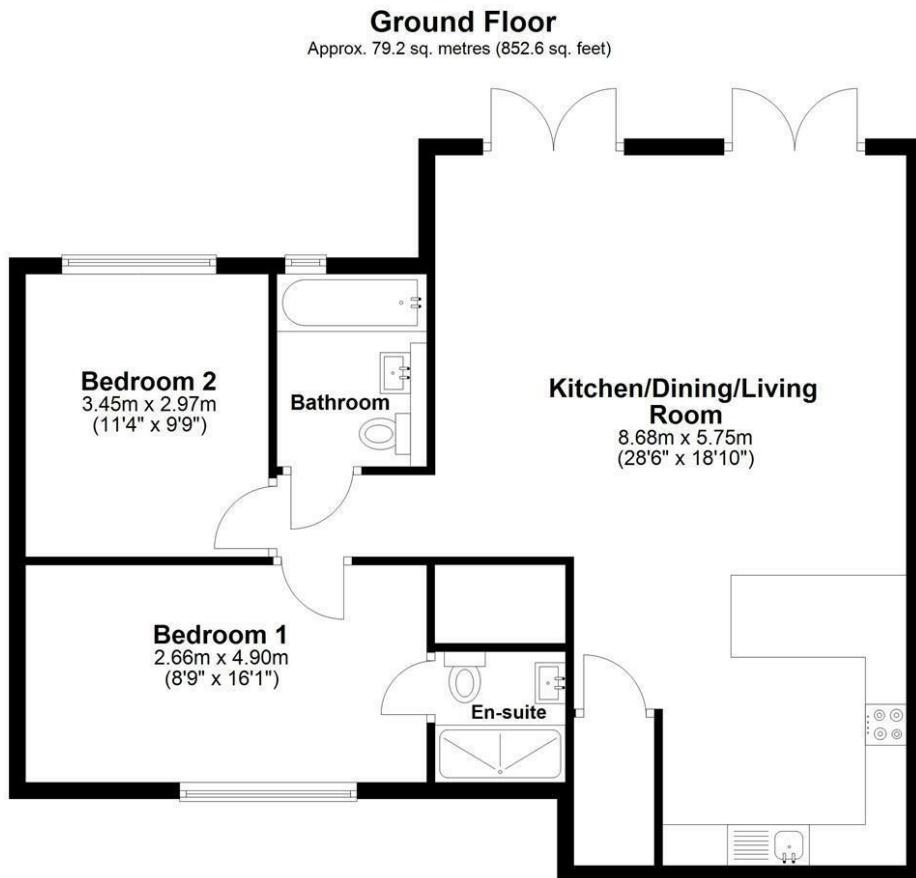
11'3" x 9'8" (3.45 x 2.97)

### Bathroom





## Floor Plan



Total area: approx. 79.2 sq. metres (852.6 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		
(81-80)	B		
(69-68)	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		
(81-80)	B		
(69-68)	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			