



Clarendon Road Harpden, AL5 4NT

Super family home of circa 3,200 sq ft - arranged over three floors - with a 55ft garden. Clarendon Road is close to both the town centre and station and ideally located for schooling for all ages.

Guide price £1,995,000

Clarendon Road

Harpden, AL5 4NT



- Modern family home
- Arranged over three floors
- Close to town centre & station
- Circa 3,200 sq ft
- Low maintenance Garden of 55ft
- Ideally located for schooling
- Plenty of living & entertaining space
- Garage & Driveway

Entrance Hall

Family Room

15'3" x 10'0" (4.66 x 3.06)

Living Room

15'11" x 14'6" (4.86 x 4.42)

Dining Room

21'11" x 10'9" (6.70 x 3.30)

Kitchen / Breakfast Room

25'1" x 11'4" (max) (7.66 x 3.46
(max))

Study

9'10" x 8'9" (3.01 x 2.68)

Utility Room

8'10" x 6'4" (2.71 x 1.95)

Cloakroom

Bedroom One

12'5" x 11'5" (3.79 x 3.48)

En-suite Bathroom

Bedroom Two

18'11" x 8'10" (5.77 x 2.70)

En-suite Shower Room

Bedroom Three

14'6" x 11'5" (4.42 x 3.48)

Bedroom Four

10'1" x 8'10" (3.08 x 2.71)

Family Bathroom

Bedroom Five

21'4" x 12'8" (6.51 x 3.87)

Dressing Room

10'9" x 10'3" (3.30 x 3.14)

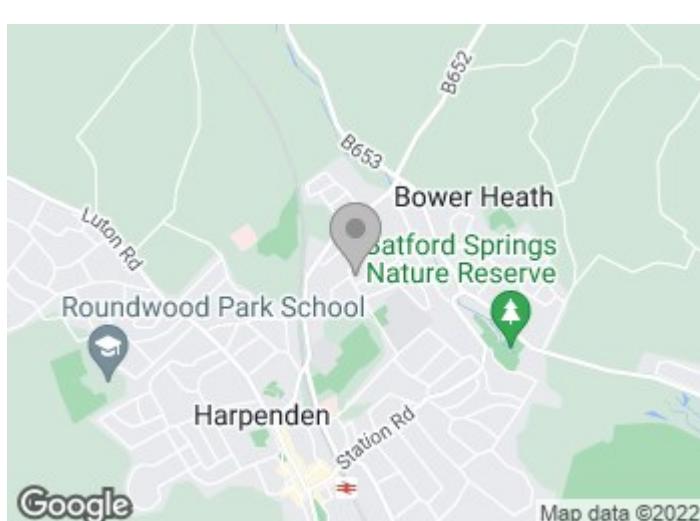
En-suite Shower Room

Storage Room

16'0" x 6'6" (4.89 x 2.00)

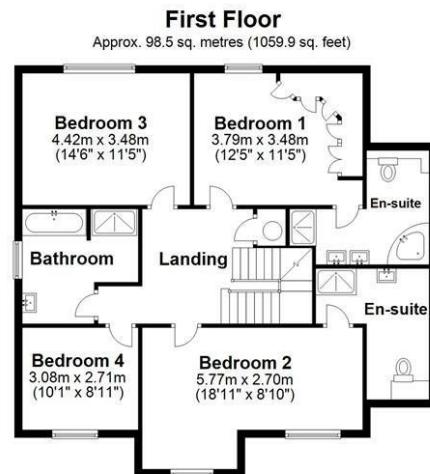
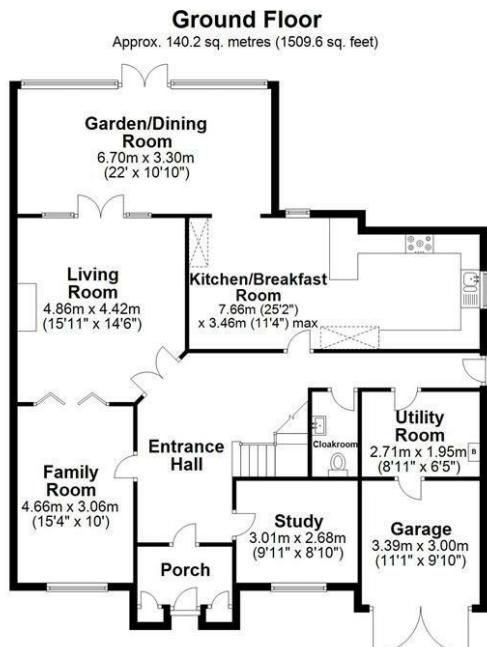
Integral Garage

11'1" x 9'10" (3.39 x 3.00)





Floor Plan



Total area: approx. 297.2 sq. metres (3198.6 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		
(81-91)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			