



Wheatfield Avenue Harpden, AL5 2NU

Fantastic family home of circa 2,700 sq ft with a beautiful 90ft garden (southerly aspect). Potential to extend (STPP). Total plot circa 0.3 acre. Wheatfield Avenue is a peaceful spot in the popular West Common area.

Guide price £1,750,000

Wheatfield Avenue

Harpden, AL5 2NU



- Circa 2,700 sq ft
- Extremely well maintained
- Peaceful location
- Garden 90 ft southerly aspect
- Super family home
- West Common area
- Total plot circa 0.3 acre
- Double Garage

Entrance Hall

Living Room

23'6" (max) x 13'10" (7.18 (max) x 4.22) (7.18 (max) x 4.22)

Dining Room

13'9" x 11'10" (4.21 x 3.62)

Family Room

12'2" x 11'10" (3.73 x 3.62)

Conservatory

11'8" (max) (3.58 (max))

Family Room

12'2" x 11'10" (3.73 x 3.62)

Kitchen

15'4" x 9'8" (4.69 x 2.97)

Study

10'5" x 8'11" (3.20 x 2.73)

Bedroom One

18'10" x 10'5" (5.75 x 3.20)

Dressing Room

En-suite Bathroom

Bedroom Two

12'2" x 11'10" (3.73 x 3.62)

Walk-In Wardrobe

17'6" (max) x 8'9" (5.34 (max) x 2.67)

Storage

Bedroom Three

12'11" x 12'4" (3.95 x 3.76)

Bedroom Four

10'3" x 8'11" (3.13 x 2.74)

Family Bathroom

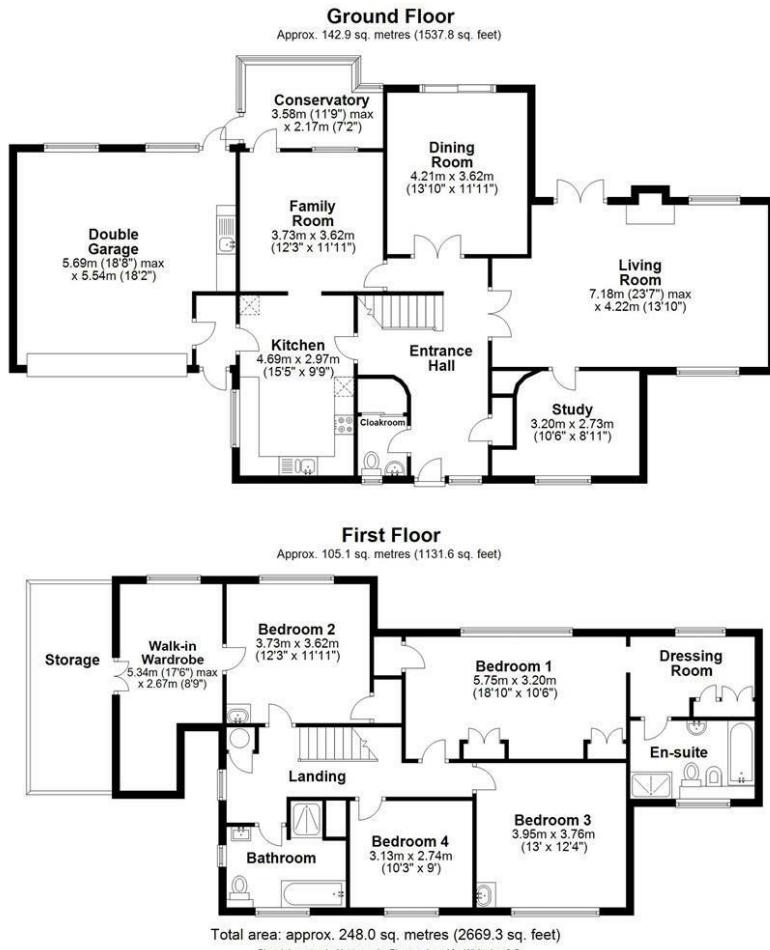
Integral Double Garage

18'8" (max) x 18'2" (5.69 (max) x 5.54)





Floor Plan



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			