



## Overstone Road Harpden, AL5 5PJ

Fantastic family home - arranged over three floors - with an open plan Kitchen / Dining / Family room. There is a large Home Office / Gym in the wonderful 130ft south west facing garden. Additional benefit of off-street parking for two cars. Overstone Road is ideally placed for schooling and within a short walk of the town centre and station.

**Guide price £1,100,000**

# Overstone Road Harpden, AL5 5PJ



- Circa 1,300 sq ft
- Separate Living Room
- Off-street parking for two cars
- Arranged over three floors
- Large Home Office / Gym
- Ideally located for schooling
- Open plan Kitchen / Dining /Family Room
- 130ft south west facing Garden
- Close to town centre & station

## Entrance Hall

## Living Room

13'6" x 12'0" (4.14 x 3.66)

## Kitchen / Dining Room

17'3" (max) x 16'10" (max) (5.27  
(max) x 5.15 (max))

## Family Room

12'2" x 12'0" (3.71 x 3.66)

## Cloakroom

## Bedroom One

13'6" x 12'11" (4.12 x 3.94)

## Bathroom

## Bedroom Two

11'3" x 10'10" (3.44 x 3.31)

## Bedroom Three

11'10" x 9'8" (3.63 x 2.96)

## Bedroom Four

8'9" x 8'0" (2.67 x 2.46)

## Shower Room

## Home Office / Gym

16'2" x 14'7" (4.95 x 4.45)

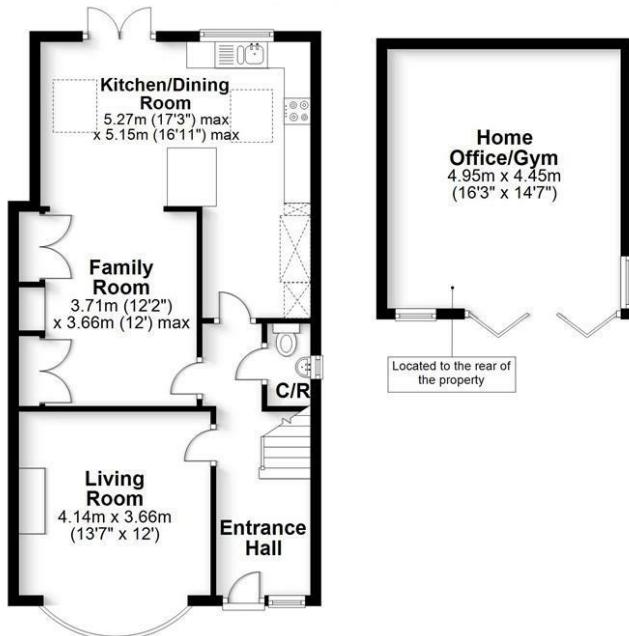




# Floor Plan

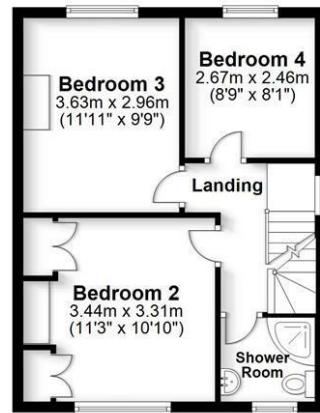
## Ground Floor

Main area: approx. 58.7 sq. metres (632.2 sq. feet)  
Plus home office, approx. 22.0 sq. metres (237.0 sq. feet)



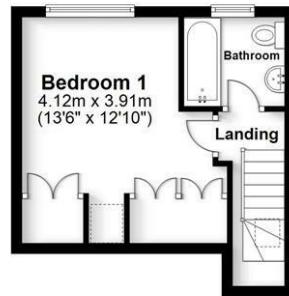
## First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## Second Floor

Approx. 22.2 sq. metres (239.5 sq. feet)



Main area: Approx. 121.0 sq. metres (1302.8 sq. feet)  
Plus home office, approx. 22.0 sq. metres (237.0 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		77
(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		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		England & Wales	