



## The Pleasance Harpden, AL5 3NA

An immaculately presented and recently refurbished four bedroom family home, with a private garden, close to beautiful open countryside. Additional benefit of a timber outbuilding, suitable for use as a Home Office / Gym. **\*CHAIN FREE\***.

**Guide price £850,000**

# The Pleasance

Harpden, AL5 3NA



- Extremely well presented throughout
- Four Bedrooms
- Outbuilding with power / water / drainage
- Recently renovated Kitchen / Dining Room
- Three Bathrooms
- Close to open countryside
- Two Reception Rooms
- Private Garden
- Chain Free

## Entrance Hall

## Living Room

19'3" (max) x 11'4" (5.89 (max) x 3.46)

## Kitchen / Dining Room

29'0" x 9'10" (8.84 x 3.01)

## Family Room

18'2" x 12'11" (5.55 x 3.95)

## Bedroom One

20'0" (max) x 8'11" (6.10 (max) x 2.72)

## Shower Room

## Utility Room

## Bedroom Two

14'9" x 8'11" (4.50 x 2.74)

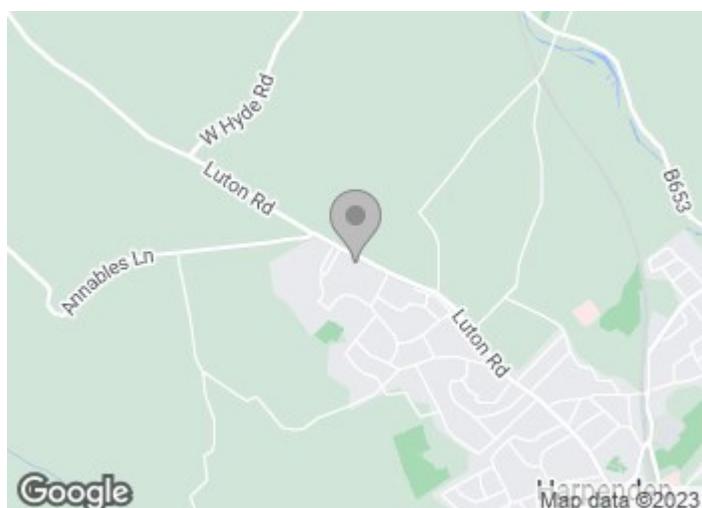
## Bedroom Three

15'3" x 9'2" (4.66 x 2.81)

## Bedroom Four

10'9" x 8'7" (3.28 x 2.62)

## Family Bathroom





# Floor Plan



Total area: approx. 162.7 sq. metres (1751.1 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			
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