



Carisbrooke Road Harpden, AL5 5QS

Charming semi detached property of 1,695 sq ft, arranged over three floors with spacious reception rooms and open plan kitchen. Westerly facing garden of c.50 ft. Located on a sought after road, with private driveway for up to 3 cars. Ideally placed for schooling and a short walk to the station and town centre.

Guide price £1,095,000

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- Four bedrooms, one en-suite
- Spacious living accommodation
- Sought after central location
- Circa 1695 sq ft
- Westerly facing garden of c.50 ft
- Ideally placed for excellent schooling
- Arranged over three floors
- Short walk to station and town centre
- Council Tax Band F

Entrance Hall

Living Room

13'10" x 13'9" (4.23m x 4.20m)

Family Room

11'7" x 11'5" (3.54m x 3.50m)

Kitchen/Dining Room

16'4" max x 22'4" (5m max x 6.82m)

Utility Room

Cloakroom

Bedroom One

12'4" x 11'11" (3.78m x 3.64m)

Bedroom Three

11'8" x 11'6" (3.58m x 3.51m)

Bedroom Four

11'10" x 8'9" (3.62m x 2.69m)

Bathroom

Bedroom Two

10'7" x 13'2" (3.25m x 4.02m)

En-suite Shower

Integral Garage

8'6" x 12'7" max (2.60m x 3.86m max)





Floor Plan



Total area: approx. 157.5 sq. metres (1695.8 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			