



3 Holly Walk Harpden, AL5 5RG

Beautiful family home of circa 1,400 sq ft arranged over three floors, recently extended and refurbished by the current vendors. Benefiting from a 70ft garden with garden room/home office. Holly Walk is a peaceful cul-de-sac, well placed for schooling and walking distance to both the town centre and station.

** CHAIN FREE**

Guide price £950,000

3 Holly Walk

Harpden, AL5 5RG



- Circa 1,400 sq ft
- Well placed for outstanding schooling
- Garden Room/Office
- Recently extended and refurbished by the current vendors
- Garden 70ft
- ** CHAIN FREE**
- Off-street parking
- Walking distance to town centre & station
- Council Tax Band E

Entrance Hall

Living Room

12'2" x 11'8" (3.73 x 3.56)

Family Room

17'6" x 10'6" (5.34 x 3.21)

Kitchen/Dining Room

18'4" x 13'5" (5.59 x 4.11)

Study/Store

6'5" x 5'6" (1.96 x 1.68)

Shower Room

Bedroom One

14'9" x 10'2" (4.50 x 3.11)

En-suite

Bedroom Two

12'5" x 10'5" (3.81 x 3.18)

Bedroom Three

11'5" x 9'9" (3.5 x 2.98)

Bedroom Four

7'3" x 7'3" (2.22 x 2.22)

Bathroom

Garden Room/Office

10'3" x 10'1" (3.14 x 3.09)

Store

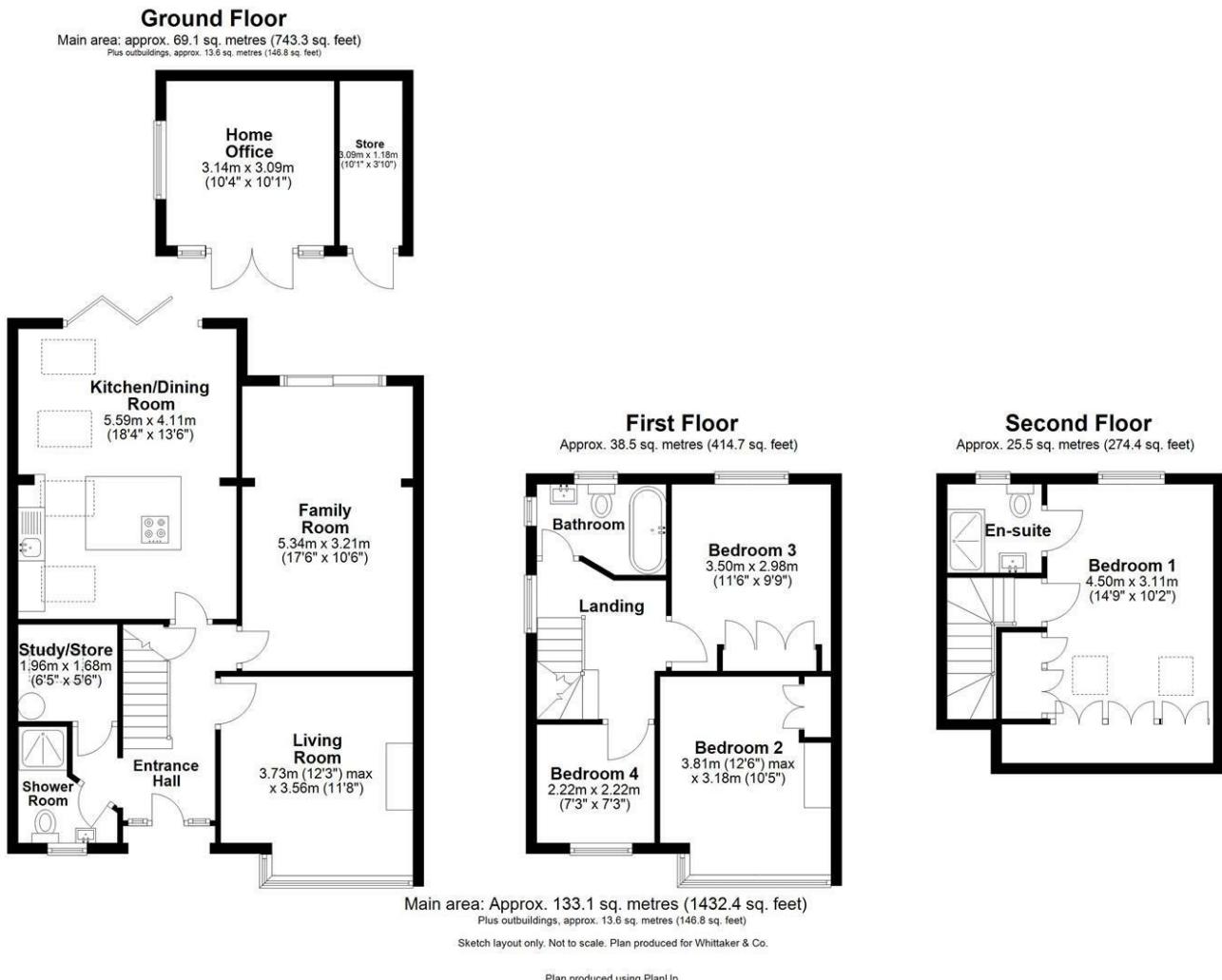
10'1" x 3'10" (3.09 x 1.18)



Directions



Floor Plan



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 ₂) 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	66	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC