



## Green Lawns Close Harpden, AL5 3QD

Immaculately presented four bedroom family home - arranged over four floors - with a private West facing garden, as well as a charming courtyard off the kitchen. Close to schooling and Kinsbourne Common.

**Guide price £899,950**

# Green Lawns Close

Harpden, AL5 3QD



- Beautifully presented throughout
- Mid-terrace townhouse
- Circa 2,000 sq ft
- Four Bedrooms
- Garage plus allocated and visitor parking
- Close to schooling
- Arranged over four floors
- Private West facing Garden & Courtyard Garden
- Close to Kinsbourne Common

## Entrance Hall

## Living Room

22'11" (max) x 13'8" (7.01 (max) x 4.17 )

## Study

11'3" x 7'8" (3.45 x 2.35)

## Cloakroom

## Kitchen / Dining Room

22'10" (max) x 13'10" (6.97 (max) x 4.23)

## Family Room

13'10" x 8'11" (4.23 x 2.74)

## Utility Room

## Cloakroom

## Bedroom One

14'9" (max) x 13'10" (4.50 (max) x 4.23)

## En-suite Shower Room

## Bedroom Two

13'10" (max) x 11'0" (4.23 (max) x 3.37)

## En-suite Shower Room

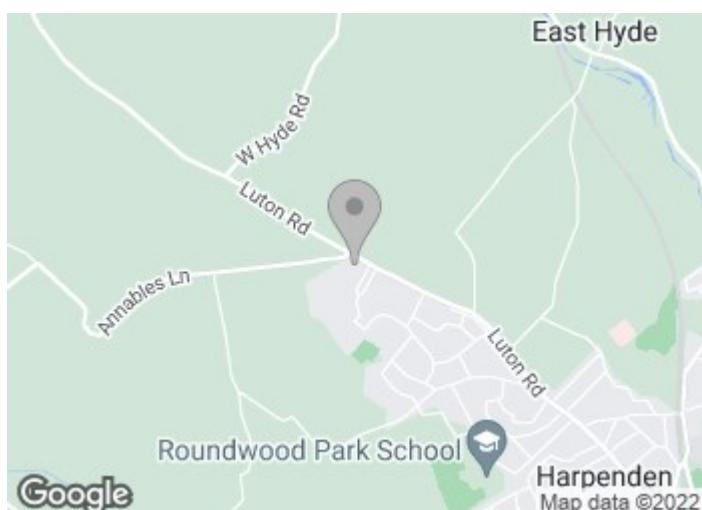
## Bedroom Three

13'10" x 11'2" (4.23 x 3.41)

## Bedroom Four

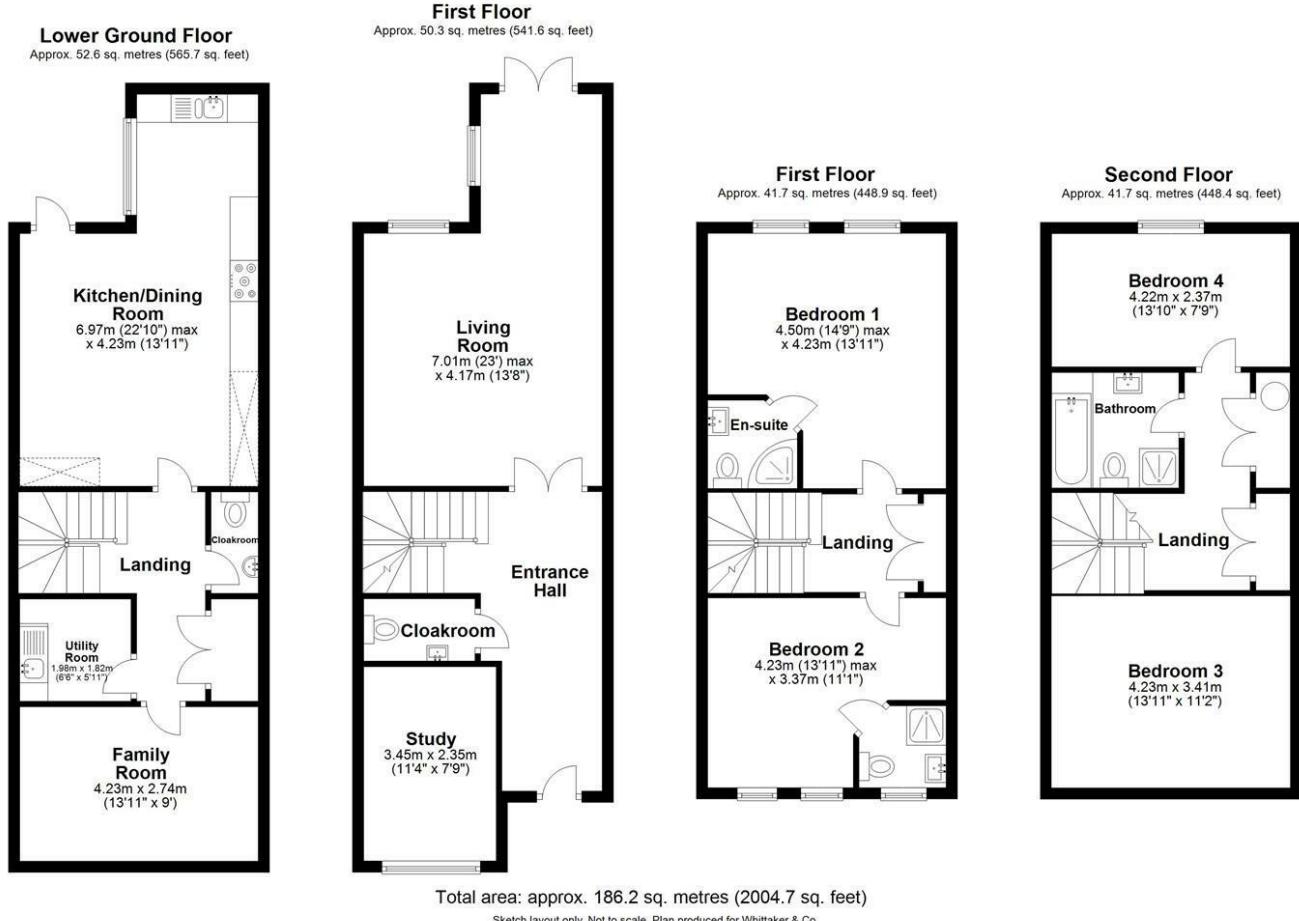
13'10" x 7'9" (4.22 x 2.37)

## Bathroom





# 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	87	87
(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 <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			