



## Hollybush Lane Harpden, AL5 4AT

Stunning, four bedroom apartment occupying the entire ground floor and garden of this converted, detached Edwardian villa in a sought after, central location. Benefitting from large orangery to the rear of the kitchen and living room, two bathrooms and off-street parking for four cars. Beautiful private south facing, 90ft garden with home office & garden room. Ideally located for excellent schooling and a short walk to the town centre and station. Share of Freehold.

**Guide price £1,395,000**

# Hollybush Lane Harpden, AL5 4AT



- Immaculate ground floor apartment
- Close to excellent schools
- Walking distance to town centre & station
- Four bedrooms
- South-facing 90ft private garden
- Share of Freehold
- Sought after central location
- Off-street parking for four cars
- Council Tax Band D

Entrance Hall

Cloakroom

Kitchen / Dining Room  
24'4" x 12'8" (7.42 x 3.87)

Living Room  
14'9" x 13'3" (4.52 x 4.06)

Breakfast Room  
10'9" x 10'7" (3.30 x 3.24)

Bedroom One  
14'11" x 11'11" (4.55 x 3.65)

Bedroom Two  
18'0" x 8'4" (5.50 x 2.56)

Bedroom Three  
9'6" x 9'5" (2.92 x 2.89)

Bedroom Four

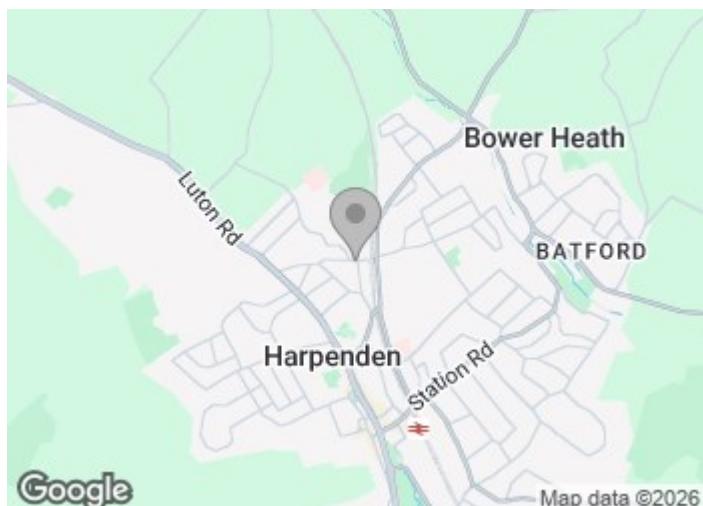
11'1" x 9'10" (3.40 x 3)

Bathroom

Shower Room

Home Office  
17'4" x 9'8" (5.29 x 2.95)

Garden Room  
14'4" x 8'10" (4.38 x 2.70)





## 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 |         |           |
| (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   |   |         |           |