



Westfield Close Harpden, AL5 4ND

A three bedroom end of terrace home located within this private cul-de-sac, built approximately two years ago by local reputable developer. The property benefits from off-street parking and a private garden. Close to excellent schooling with easy access to the station and town centre.

Guide price £600,000

Westfield Close

Harpden, AL5 4ND



- Built two years ago
- Private rear garden
- Open plan kitchen/living/dining room.
- Off-street parking
- Three bedrooms
- Council Tax Band E

Entrance Hall

Family Room

12'3" x 8'9" (3.75 x 2.69)

Kitchen/Living/Dining

19'1" x 16'4" (5.84 x 5.00)

Cloakroom

Bedroom One

14'4" x 9'3" (4.37 x 2.83)

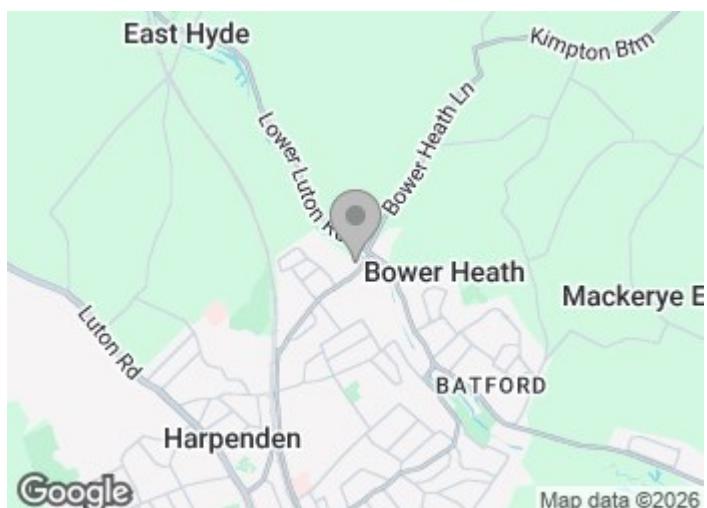
Bedroom Two

11'3" x 9'3" (3.43 x 2.83)

Bedroom Three

9'9" x 6'9" (2.98 x 2.07)

Bathroom

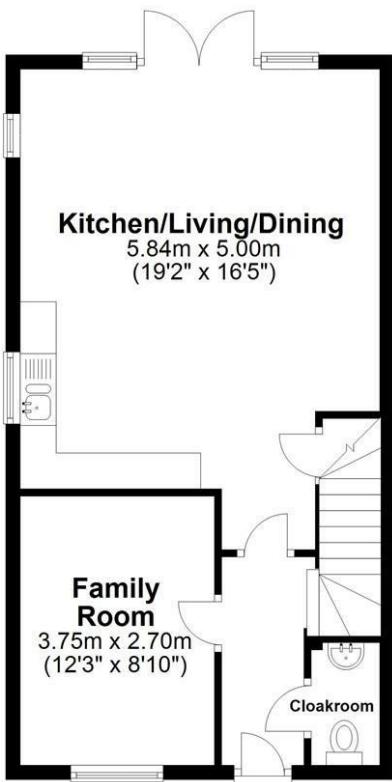




Floor Plan

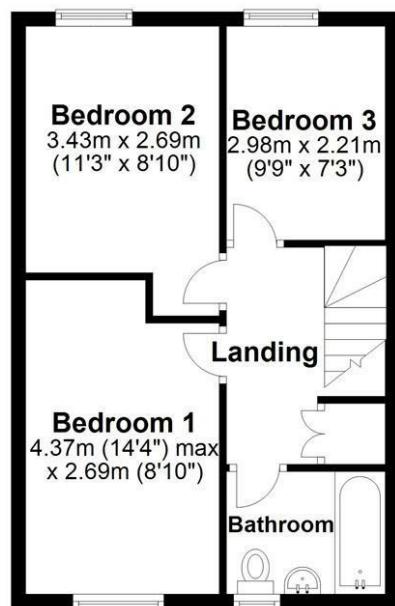
Ground Floor

Approx. 48.4 sq. metres (521.2 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



Total area: approx. 87.9 sq. metres (946.5 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			