



Hawsley Road Harpden, AL5 2BL

Set on a corner plot of 0.3 acre, this superb family home of circa 2,300 sq ft offers huge potential to extend (STPP). The private 80ft x 90ft garden has a westerly aspect. Hawsley Road is in the popular West Common area, within easy reach of the town centre and station. ***CHAIN FREE***

Guide price £1,600,000

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- Corner plot circa 0.3 acre
- Double Garage & driveway
- Short drive to town centre & station
- Circa 2,300 sq ft
- Potential to extend (STPP)
- Chain Free
- Garden 80ft x 90ft, westerly aspect
- Peaceful West Common location

Entrance Hall

Living Room

19'11" x 13'9" (6.09 x 4.21)

Kitchen / Dining / Room

30'6" x 15'10" (max) (9.30 x 4.84 (max))

Conservatory

14'9" x 11'3" (4.50 x 3.44)

Study

8'9" x 8'7" (2.67 x 2.64)

Cloakroom

Utility Room

15'1" (max) x 8'11" (4.60 (max) x 2.72)

Cloakroom

Bedroom One

23'2" (max) x 13'9" (7.07 (max) x 4.21)

En-suite Bathroom

Bedroom Two

13'10" x 11'0" (4.22 x 3.36)

Bedroom Three

11'2" x 9'4" (3.42 x 2.86)

Bedroom Four

10'10" x 10'1" (3.32 x 3.08)

Family Bathroom

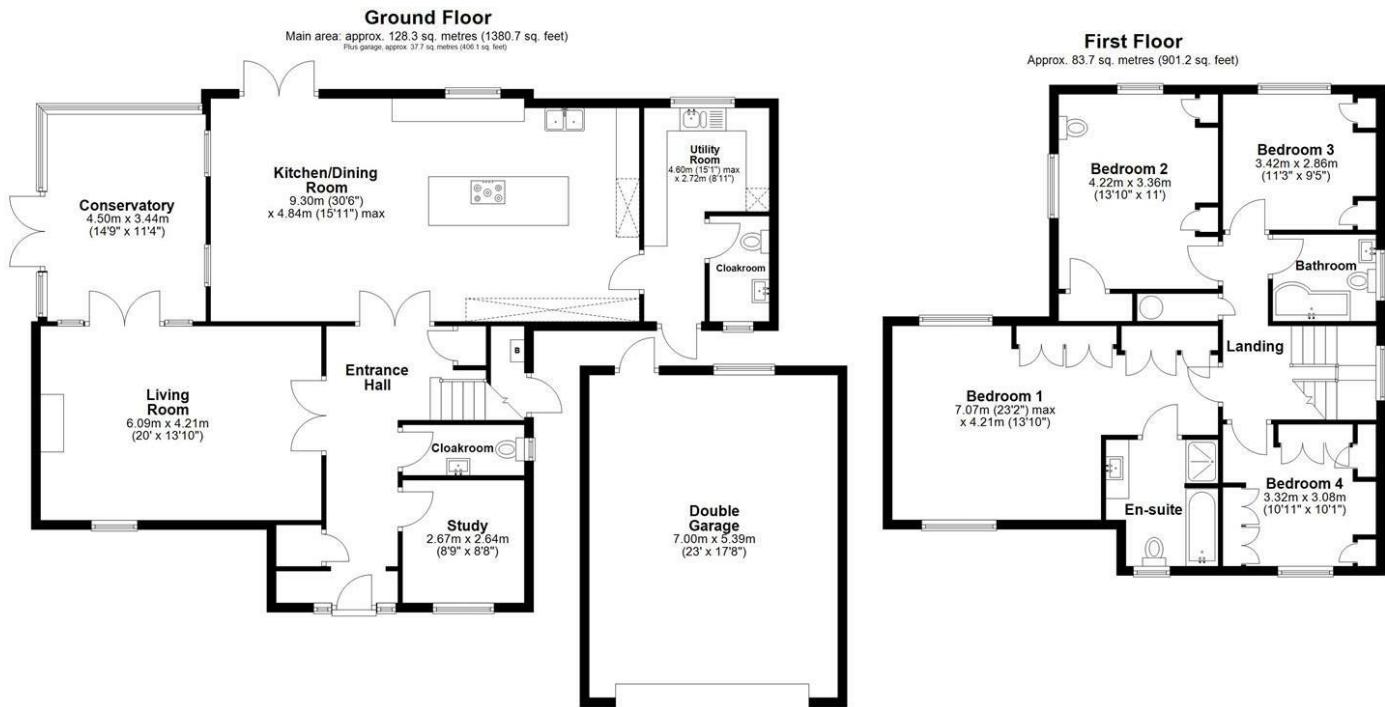
Double Garage

22'11" x 17'8" (7.00 x 5.39)





Floor Plan



Main area: Approx. 212.0 sq. metres (2281.8 sq. feet)

Plus garage, approx. 37.7 sq. metres (406.1 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			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	66
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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