



## Kinsbourne Close Harpden, AL5 3PB

Deceptively spacious family home in good condition, the property benefits from versatile living accommodation, principal bedroom with Juliet balcony and the option of a ground floor bedroom. Located in a peaceful cul-de-sac with off-street parking, close to Kinsbourne Common and well placed for excellent schooling.

**Guide price £750,000**

# Kinsbourne Close

Harpden, AL5 3PB



- Spacious family home
- Sitting Room/Ground floor Bedroom
- Off-street parking
- Circa 1400 sq ft
- Peaceful location
- Close to Kinsbourne Common
- Large Living Room
- Well placed for excellent schooling
- Council Tax Band E

Hall

Living Room

19'2" max x 14'9" (5.85m max x 4.50m)

Kitchen/Diner

19'5" x 10'2" (5.93m x 3.11m)

Study

6'11" x 5'8" (2.11m x 1.73m)

Family Room

12'11" x 9'3" (3.96m x 2.84m)

Sitting Room/Bedroom Four

14'3" x 8'1" (4.36m x 2.47m)

Bedroom One

13'2" x 10'10" (4.03m x 3.32m)

En-suite Shower

Bedroom Two

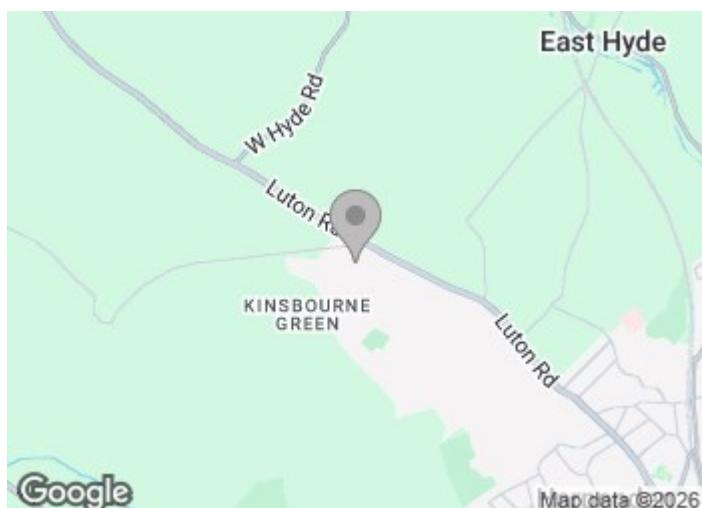
16'4" x 7'8" (5m x 2.36m)

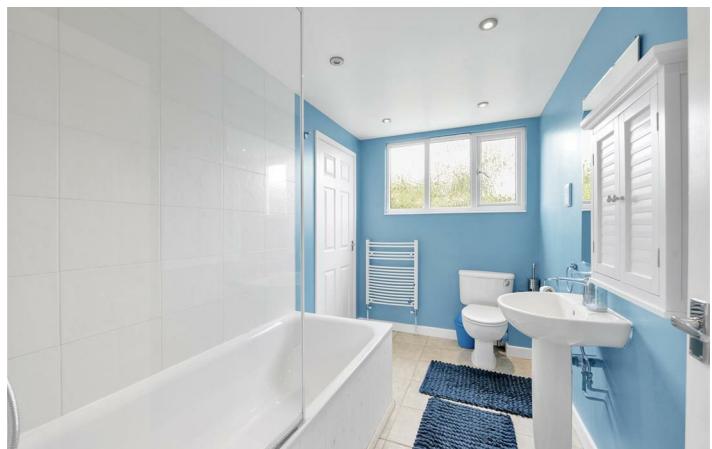
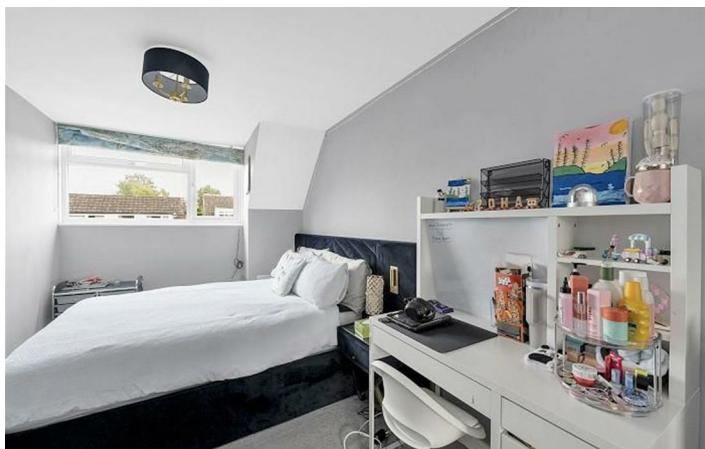
Bedroom Three

12'2" x 6'11" max (3.71m x 2.12m max)

Bathroom

Laundry Room

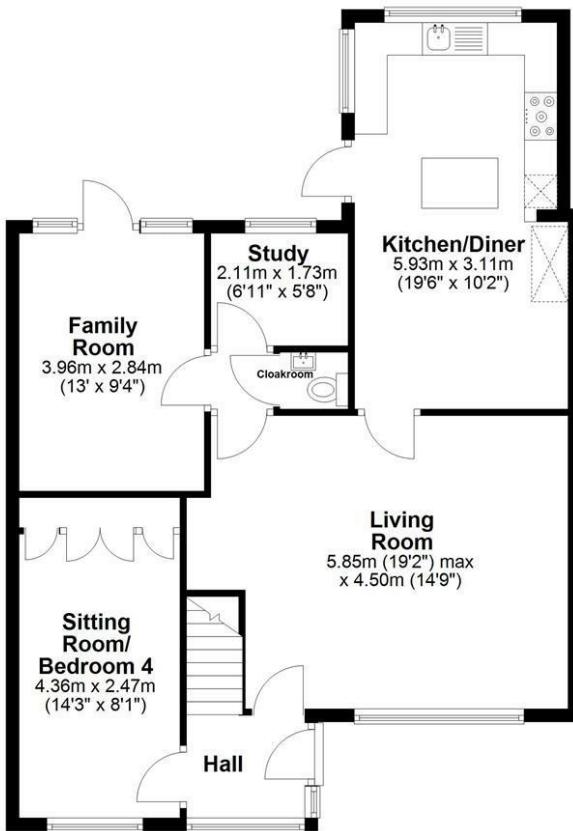




# Floor Plan

## Ground Floor

Approx. 78.9 sq. metres (849.0 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.4 sq. feet)



Total area: approx. 130.1 sq. metres (1400.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	