



## Ancaster Close Harpden, AL5 4FL

Built by Osprey Homes in 2017, this is an immaculately presented family home of circa 2,000 sq ft to include an open plan Kitchen / Dining Room. Additional benefit of a Gym / Home Office in the 55ft x 65ft west facing garden. Ideally placed for schooling and a short walk to the town centre and station.

**Guide price £1,400,000**

# Ancaster Close

Harpden, AL5 4FL



- Circa 2,000 sq ft
- Garden 55ft x 65ft, west facing
- Ideally placed for schooling
- Open plan Kitchen / Dining Room
- Garage & off-street parking
- Short walk to town centre & station
- Home Office / Gym
- Built by Osprey Homes in 2017

## Entrance Hall

## Living Room

20'5" x 12'4" (6.23 x 3.78)

## Kitchen / Dining Room

22'11" x 17'2" (max) (7.00 x 5.25 (max))

## Family Room

14'10" x 9'7" (4.54 x 2.93)

## Study

13'2" x 9'7" (max) (4.02 x 2.94 (max))

## Utility Room

## Cloakroom

## Bedroom One

20'9" (max) x 12'4" (6.34 (max) x 3.78)

## En-suite Shower Room

## Bedroom Two

13'8" (max) x 9'7" (4.19 (max) x 2.93)

## Bedroom Three

14'4" (max) x 12'7" (4.37 (max) x 3.84)

## Bedroom Four

9'11" x 9'0" (3.03 x 2.75)

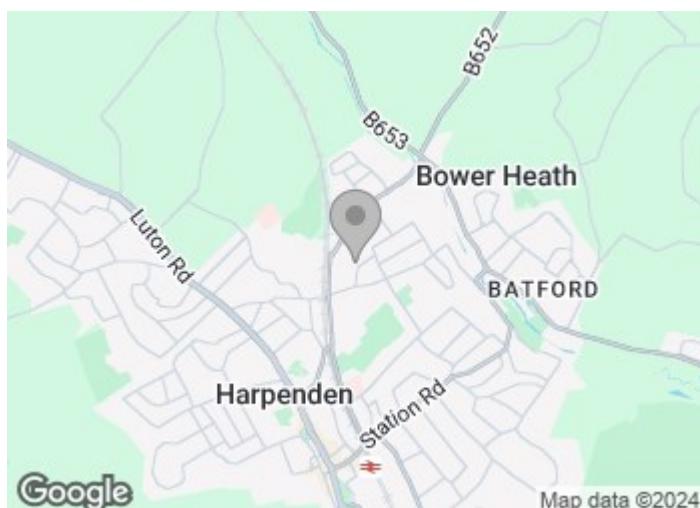
## Family Bathroom

## Gym / Home Office

13'1" x 9'10" (4.00 x 3.00)

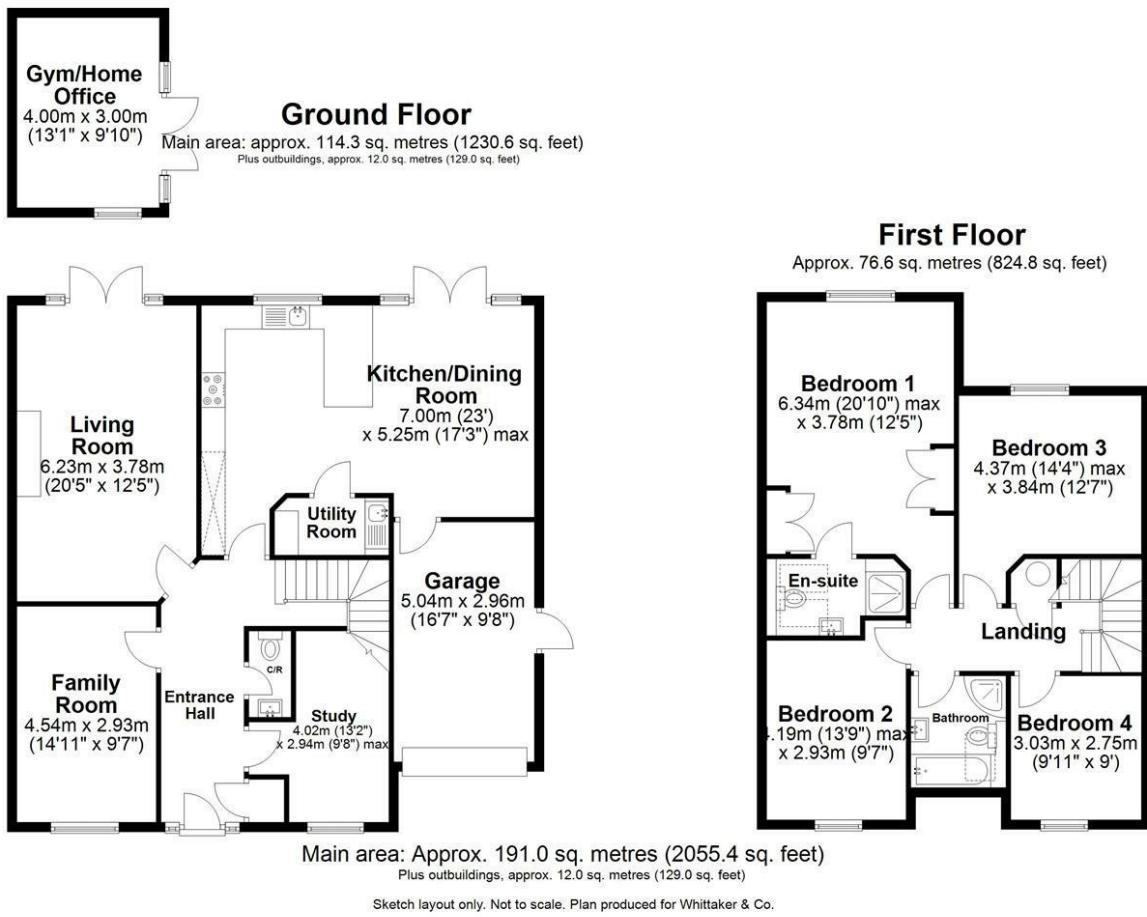
## Integral Garage

16'6" x 9'8" (5.04 x 2.96)





# Floor Plan



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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	92
(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			
England & Wales		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	85	92
(81-80)	B		
(69-68)	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		England & Wales	