



Devonshire Road Harpden, AL5 4TJ

Well presented, bay fronted 4-bedroom family home in a fabulous central location. Benefit of double garage with Home Office and private driveway for two cars. Ideally located for excellent schooling, moments from the station and town centre. ****CHAIN FREE****

Guide price £1,425,000

Devonshire Road

Harpden, AL5 4TJ



- Well presented throughout
- Three bathrooms
- Driveway for two cars
- Fantastic central location
- Private garden
- Ideally located for schools & station
- Super family home
- Garage with home office
- Council Tax Band G

Entrance Hall

Sitting Room

14'1" x 13'7" (4.31 x 4.16)

Study

9'1" x 9'1" (2.79 x 2.78)

Kitchen/Dining Room

18'2" x 17'8" (5.55 x 5.4)

Cloakroom

Bedroom One

13'8" x 12'0" (4.19 x 3.66)

En-suite

Bedroom Two

15'6" x 13'8" (4.74 x 4.19)

Family Bathroom

Bedroom Three

13'7" x 9'3" (4.16 x 2.82)

Bedroom Four

15'3" x 9'4" (4.65 x 2.87)

Shower Room

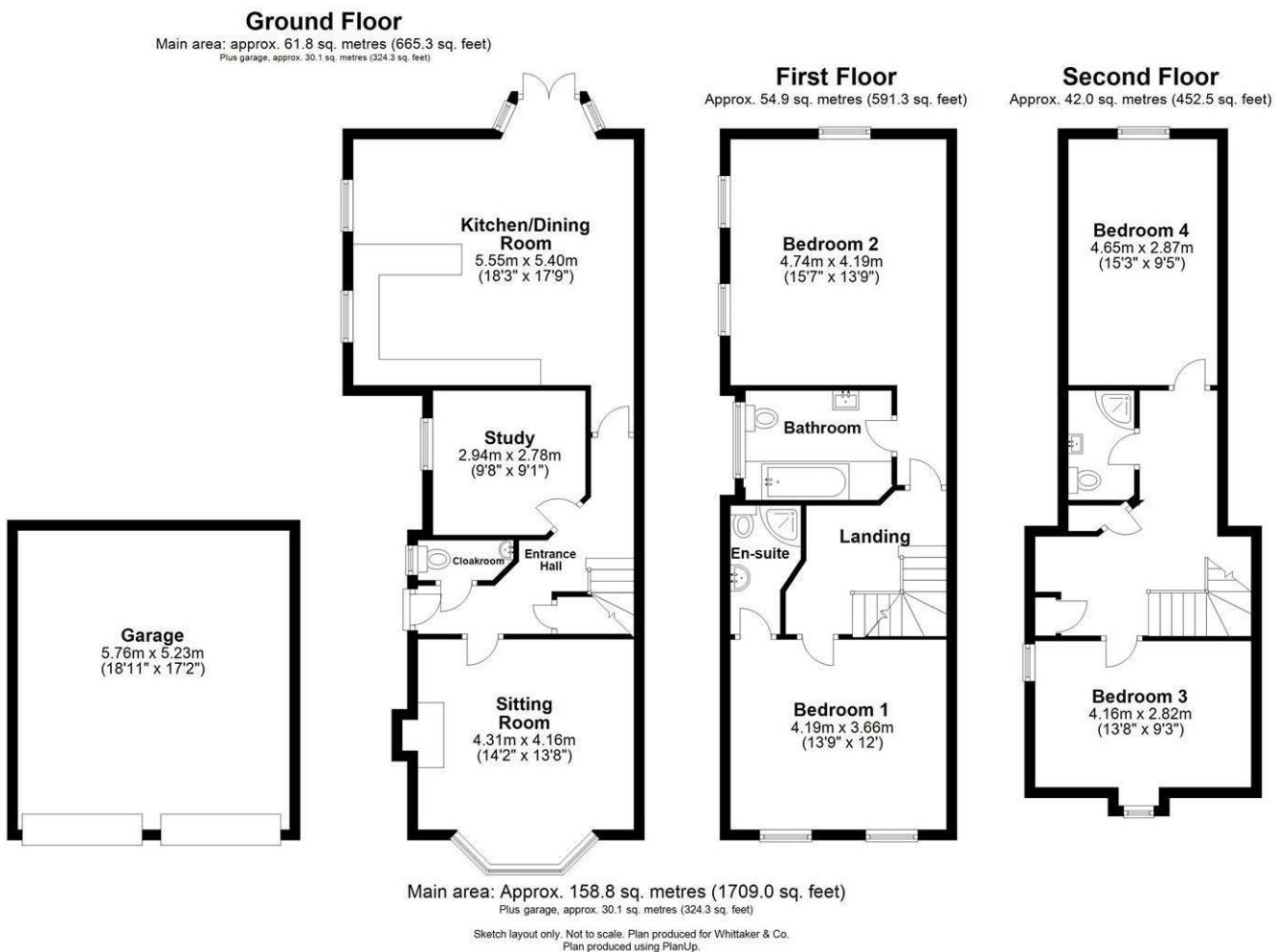
Garage

18'10" x 17'1" (5.76 x 5.23)





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		86	77
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			