



Willoughby Road Harpden, AL5 4PD

Arranged over three floors this lovely, characterful property of circa 1150 sq ft, benefits from spacious accommodation with further potential to extend (STPP). Fabulous 160ft mature garden with two sheds. Ideally located for excellent schooling, within walking distance of the town centre and station and close to open countryside.

Guide price £750,000

Willoughby Road Harpden, AL5 4PD



- Arranged over three floors
- Potential to extend (STPP)
- Ideally located for excellent schooling
- Circa 1150 sq ft
- Fabulous 160ft private garden
- Close to open countryside.
- Character features
- Walking distance of the town centre and station
- Council Tax Band E

Hall

Kitchen/Breakfast Room

11'2" x 11'0" (3.41m x 3.36m)

Dining Room

10'11" x 10'9" (3.35m x 3.30m)

Cloakroom

Sitting Room

13'6" x 11'7" (4.14m x 3.54m)

Bedroom

14'4" x 10'10" (4.38m x 3.31m)

En-suite Shower

Bedroom

Bath and Shower Room

Bedroom

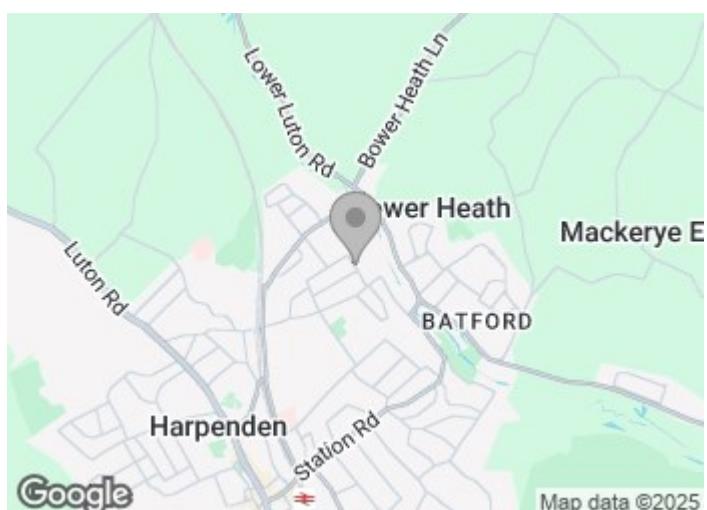
13'8" x 13'0" (4.18m x 3.98m)

Shed

14'0" x 9'10" (4.28m x 3m)

Shed

11'1" x 7'4" (3.38m x 2.26m)





Floor Plan

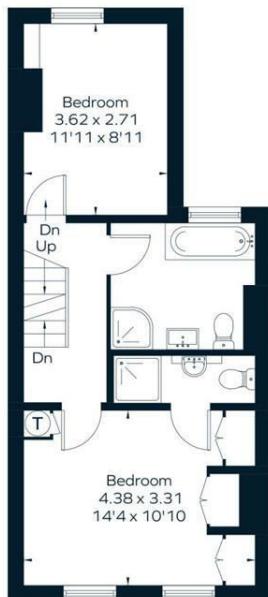
Approximate Area = 105.9 sq m / 1140 sq ft

(Excluding Sheds)

Including Limited Use Area (6.5 sq m / 70 sq ft)

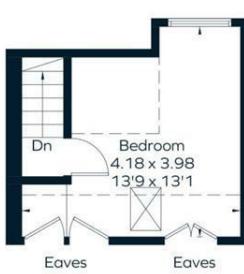


Ground Floor

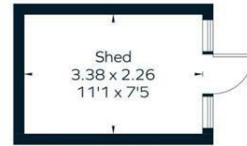


First Floor

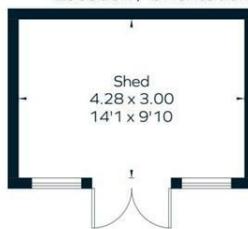
[---] = Reduced head height below 1.5m



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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		61	82
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			