



## Cowper Road Harpden, AL5 5NG

Rare opportunity to acquire a detached family home - with a garage and off-street parking - on the ever popular Cowper Road. Potential to extend to side and rear (STPP). Super 75ft garden with the additional benefit of a Home Office. Ideally located for schooling and within a few minutes' walk of the town centre and station.

**Guide price £925,000**

# Cowper Road Harpden, AL5 5NG



- Period property
- Well presented throughout
- Garage & off-street parking
- Double Reception Room
- Garden 75ft
- Ideally located for schooling
- Potential to extend to side & rear (STPP)
- Home Office
- Close to town centre & station

## Entrance Hall

## Living / Dining Room

24'6" x 12'5" (7.47 x 3.81)

## Kitchen

12'3" x 6'3" (3.74 x 1.93)

## Utility Room

11'3" x 8'4" (3.43 x 2.56)

## Bedroom One

12'2" x 9'8" (3.71 x 2.95)

## Bedroom Two

11'5" x 10'11" (3.48 x 3.33)

## Bedroom Three

7'9" x 6'3" (2.38 x 1.93)

## Bathroom

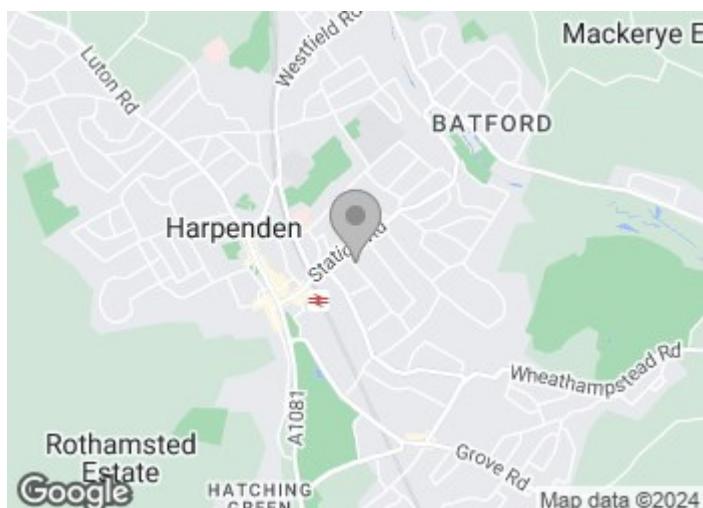
7'8" x 7'6" (2.34 x 2.31)

## Integral Garage

12'8" x 8'7" (3.88 x 2.63)

## Home Office

8'5" x 8'7" (2.58 x 2.62)

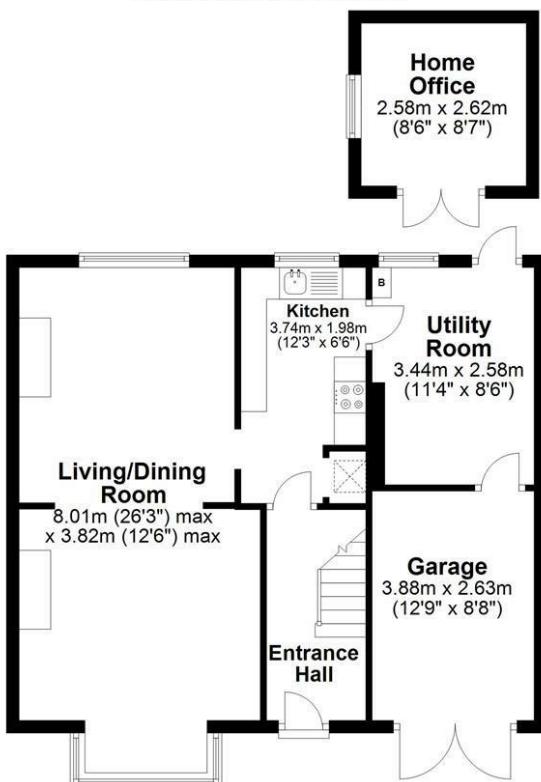




# Floor Plan

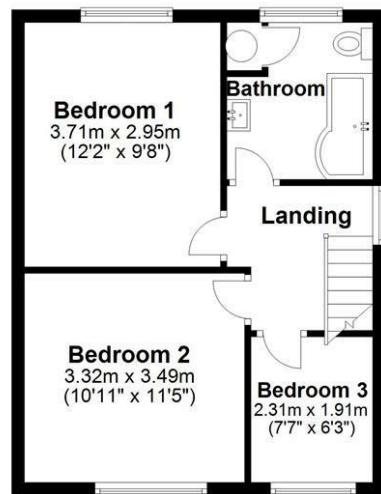
## Ground Floor

Main area: approx. 60.3 sq. metres (649.4 sq. feet)  
Plus home office, approx. 6.7 sq. metres (72.6 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Main area: Approx. 99.6 sq. metres (1072.5 sq. feet)  
Plus home office, approx. 6.7 sq. metres (72.6 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		73
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
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)	A		
(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			

England & Wales

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