



41 Cowper Road Harpden, AL5 5NJ

Fantastic Edwardian home of circa 1,660 sq ft with large open plan Kitchen / Dining room opening onto the south west facing garden. The property benefits from a garage and off-street parking in a much sought after location, minutes from the town centre and station and well placed for excellent schooling. ****AVAILABE IMMEDIATELY****

£3,600 Per month

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- Detached Edwardian home
- Garage and off-street parking
- Ideally located for excellent schooling
- Circa 1,660 sq ft
- South west facing garden
- ****AVAILABLE IMMEDIATELY****
- Retaining period features
- Prime location. moments from town centre and station
- Council Tax Band G

Entrance Hall

Living Room

16'11" x 11'6" (5.18m x 3.53m)

Dining Room

21'7" x 12'6" (6.59m x 3.82m)

Kitchen

14'2" x 11'5" (4.33m x 3.49m)

Utility Room

Cloakroom

Office

8'11" x 7'1" (2.74m x 2.18m)

Store

Bedroom One

14'10" x 11'8" (4.54m x 3.57m)

Bedroom Two

12'11" x 11'11" (3.96m x 3.65m)

Bedroom Three

11'4" x 10'4" (3.47m x 3.16m)

En-suite Shower

Bedroom Four

10'10" x 9'4" (3.31m x 2.87m)

Bathroom

Garage



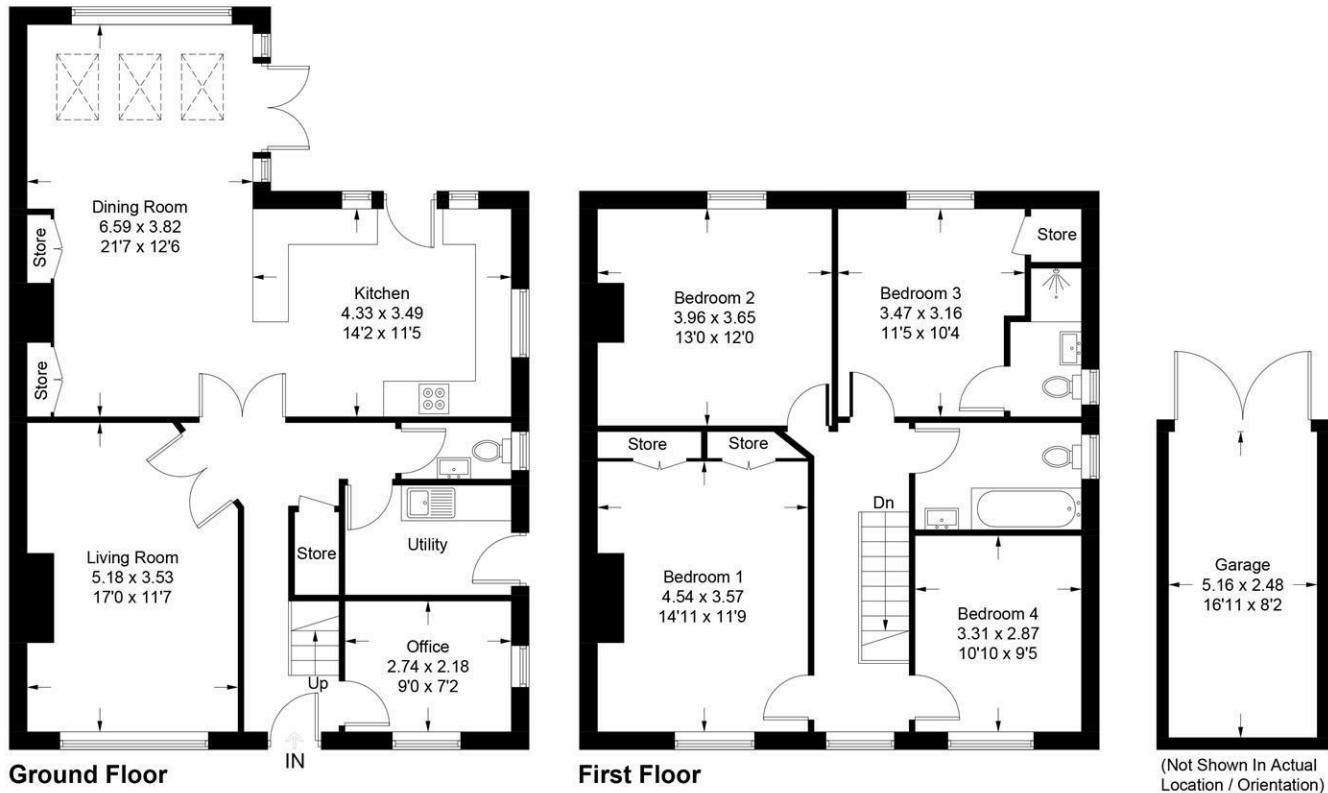
Directions



Floor Plan

Cowper Road

Approximate Gross Internal Area = 154 sq m / 1661 sq ft
 Garage = 13 sq m / 138 sq ft
 Total = 167 sq m / 1799 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1240431)

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			
England & Wales		EU Directive 2002/91/EC	

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		EU Directive 2002/91/EC	