



## Tuffnells Way Harpden, AL5 3HJ

Bright and spacious four bedroom, detached home of 2,431 sq ft. With a southwest facing rear garden in excess of 160 ft plus the additional benefit of a double garage and large driveway. Located in the heart of Roundwood close to open countryside, ideally located for outstanding schooling and a short distance to the town centre and station.

**Guide price £1,500,000**

# Tuffnells Way Harpden, AL5 3HJ



- Detached home
- Southwest facing garden in excess of 160 ft.
- Close to open countryside
- Four bedrooms
- Five reception rooms
- Well placed for outstanding schooling
- 2431 sq ft.
- Double garage & Driveway
- Council Tax Band F

Entrance Hall

Kitchen

9'10" x 17'5" (3.01 x 5.32)

Dining Area

12'10" x 9'11" (3.92 x 3.03)

Family Room

15'5" x 11'8" (4.70 x 3.58)

Living Room

12'10" x 17'5" (3.92 x 5.32)

Music/Play Room

23'2" x 8'0" (7.08 x 2.45)

Study

10'8" x 8'0" (3.26 x 2.45)

Utility Room

6'11" x 6'6" (2.13 x 2)

Cloakroom

Double garage

18'1" x 15'4" (5.53 x 4.69)

Landing

Bedroom One

12'9" x 11'8" (3.91 x 3.58)

En-suite with shower

Bedroom Two

12'10" x 12'11" (3.92 x 3.96)

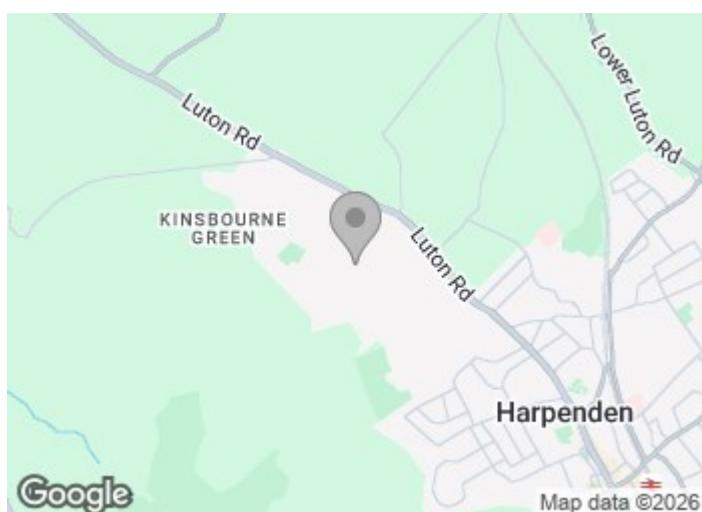
Bedroom Three

12'4" x 9'4" (3.78 x 2.85)

Bedroom Four

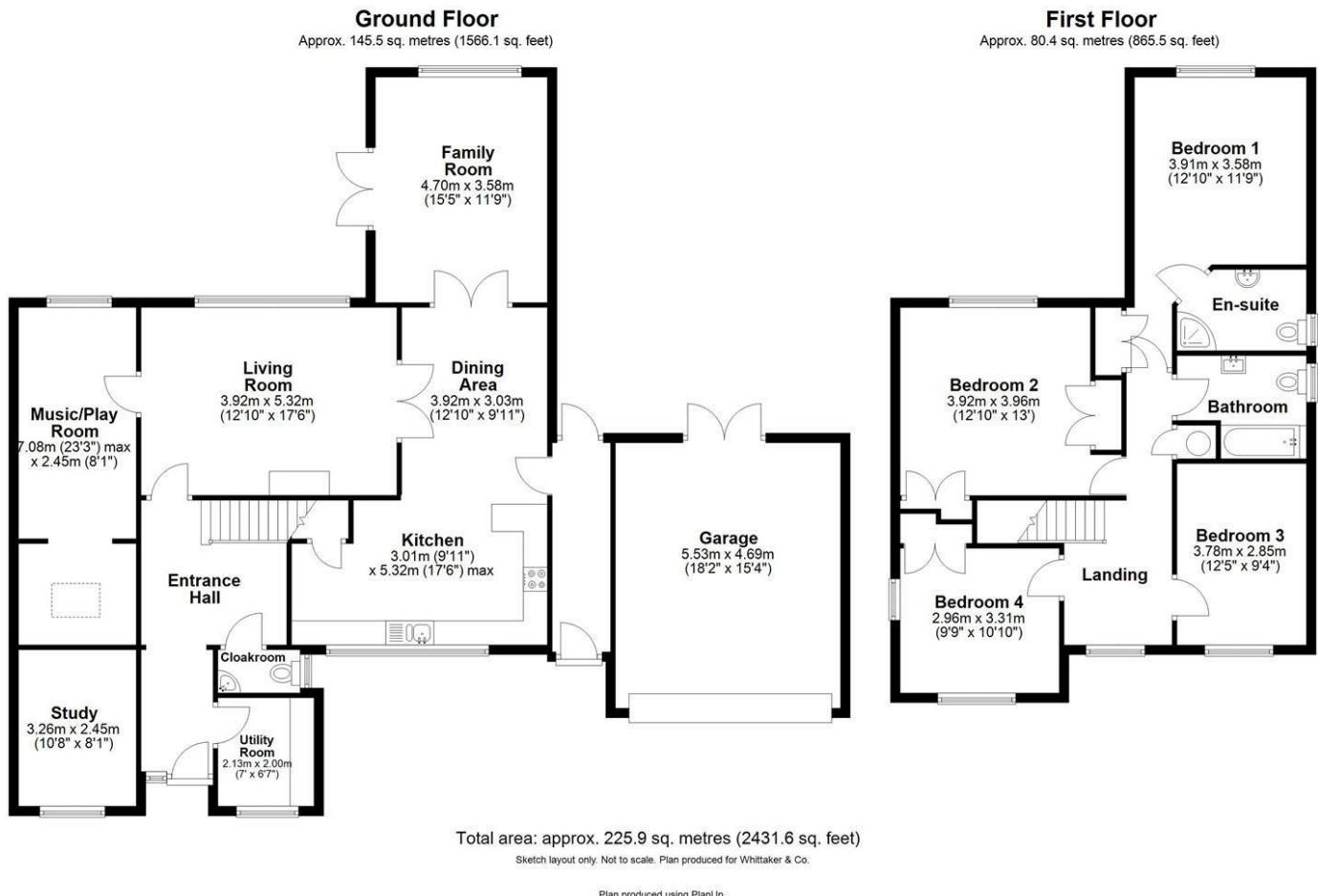
9'8" x 10'10" (2.96 x 3.31)

Bathroom





# 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		
(81-80)	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		70	76

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			
EU Directive 2002/91/EC			
England & Wales			