



## Overstone Road Harpden, AL5 5PN

Well presented family home of circa 1,400 sq ft, arranged over three floors, extended by the current owners. Fabulous garden of 117ft with a professionally built Home Office. Including a garage and off street parking, the property is located in a highly desirable central location being within walking distance of the station, centre and excellent schools

**Guide price £1,250,000**

# Overstone Road

## Harpden, AL5 5PN



- Lovely property circa 1,400 sq ft
- Professionally built Home Office
- Walking distance of the station and town centre
- Council Tax Band E
- Arranged over three floors
- Fabulous 117ft garden
- Close to excellent schools
- Beautifully extended by our clients
- Garage and off street parking
- Sought after central location

### Entrance Hall

### Lounge

13'4" x 12'1" (4.08m x 3.69m)

### Kitchen / Dining / Family Room

25'4" x 12'5" (7.74m x 3.80m)

### Utility Room

14'2" x 4'9" (4.32m x 1.45m)

### Cloakroom

### Bedroom One

17'7" x 9'11" (5.38m x 3.03m)

### En-Suite Shower

### Store Room

### Bedroom Two

12'9" x 12'0" (3.91m x 3.66m)

### Bedroom Three

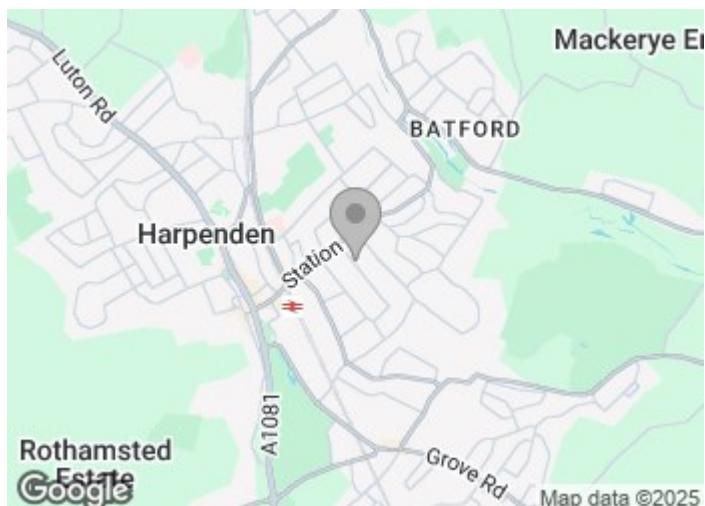
11'9" x 10'5" (3.59m x 3.19m)

### Bedroom Four

8'6" x 7'10" (2.61m x 2.40m)

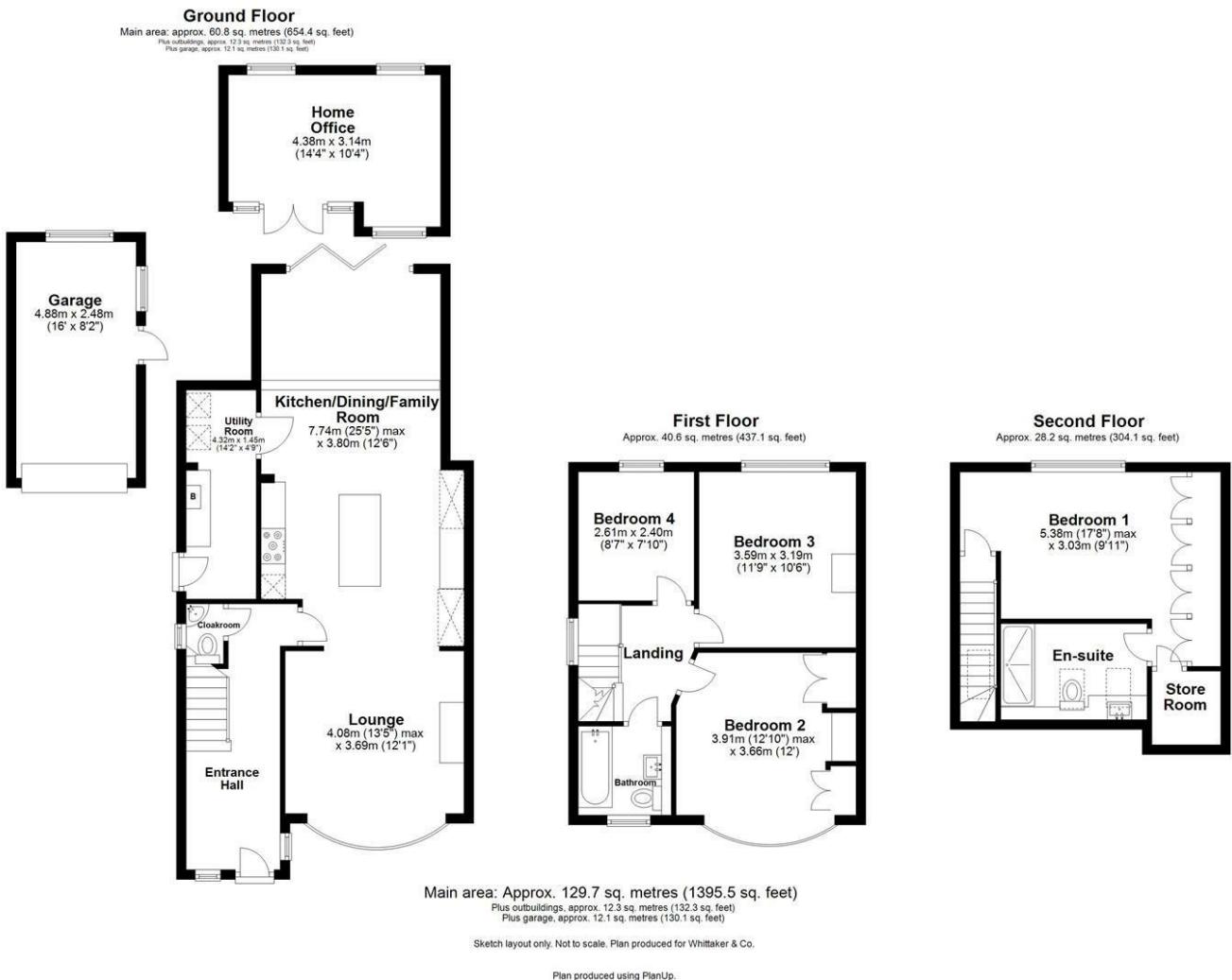
### Garage

16'0" x 8'1" (4.88m x 2.48m)





# 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		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	