



## Oakfield Road Harpden, AL5 2NS

Wonderful family home in the heart of West Common measuring in excess of 3,300 square feet. Occupying a fabulous third of an acre plot with a heated outdoor pool.

**Guide price £1,995,000**

# Oakfield Road

## Harpden, AL5 2NS



- Fabulous third of an acre plot
- Conservatory
- Wonderful family home
- Four reception rooms
- In the heart of West Common
- Heated outdoor pool
- Roof terrace
- Great potential for enhancement (STPP)
- Double garage & ample parking

**Entrance Hall**

**Living Room**

28'9" x 11'10" (8.77 x 3.63)

**Kitchen / Breakfast Room**

18'6" x 13'10" (5.64 x 4.22)

**Dining Room**

13'1" x 10'9" (4.0 x 3.29)

**Family Room**

16'10" x 15'7" (5.15 x 4.76)

**Study**

22'10" x 8'3" (6.98 x 2.54)

**Utility Room**

10'11" x 8'7" (3.34 x 2.64)

**Conservatory**

10'7" x 10'4" (3.23 x 3.17)

**Cloakroom**

**Master Bedroom**

20'9" x 15'5" (6.35 x 4.72)

**Dressing Room**

**En-suite Bathroom**

**Bedroom Two**

14'9" x 11'11" (4.50 x 3.64)

**Bedroom Three**

16'9" x 9'8" (5.13 x 2.97)

**Bedroom Four**

12'4" x 10'9" (3.76 x 3.29)

**Bedroom Five**

10'2" x 8'2" (3.11 x 2.49)

**Family Bathroom**

**Double Internal Garage**

19'10" x 15'7" (6.06 x 4.76)

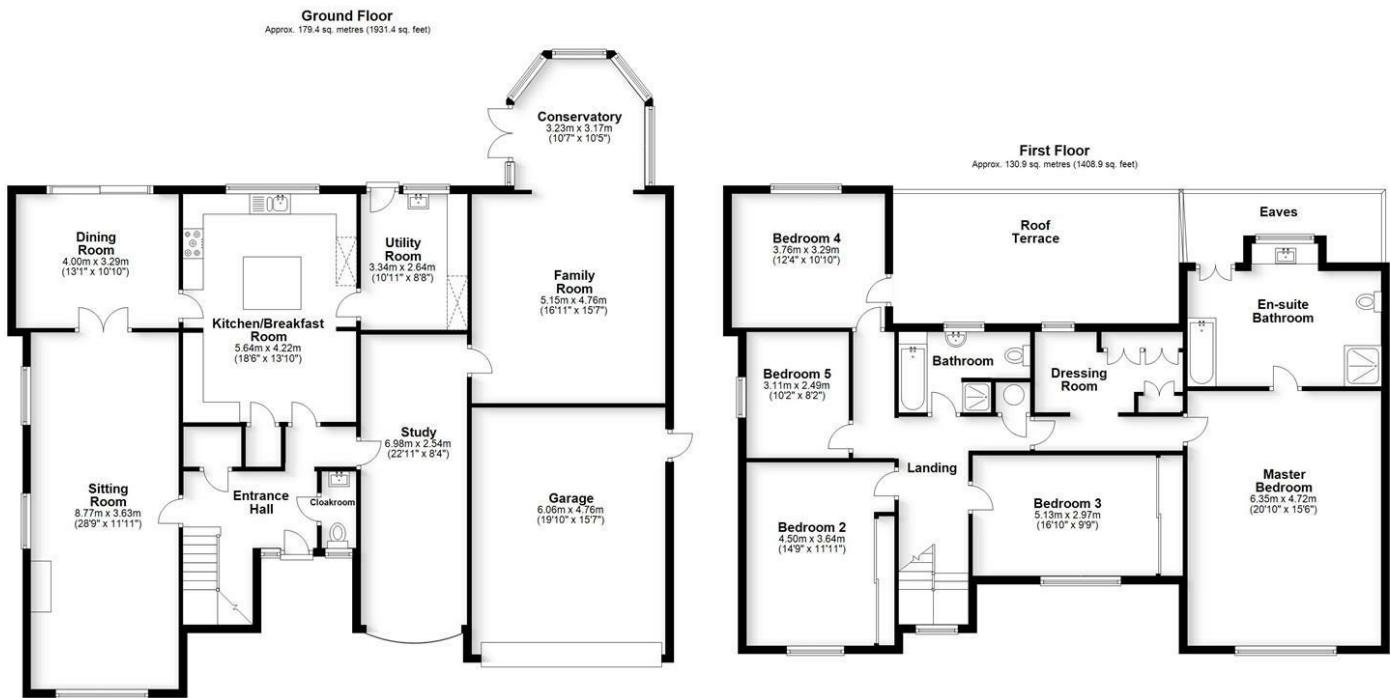
**Roof Terrace**

**Heated Outdoor Swimming Pool**





## Floor Plan



Total area: approx. 310.3 sq. metres (3340.3 sq. feet)  
 For identification purposes only. Not to scale. Garages included in square footage.  
 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			
(81-91) B			
(69-80) 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			
		75	
		67	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
		58	
		66	