



Willoughby Road Harpden, AL5 4PF

Immaculately presented three bedroom home - arranged over three floors - with a super open plan Kitchen / Dining Room and a low maintenance garden. Planning permission granted for double storey side extension.

Ideally located for schooling and within walking distance of the station and town centre.

Guide price £795,000

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- Beautifully presented
- Open plan Kitchen / Dining Room
- Low maintenance Garden
- Circa 1,300 sq ft
- Three Bedrooms
- Off-street parking
- Arranged over three floors
- Two Bathrooms
- Ideally located for schooling

Entrance Hall

Living Room

13'7" x 12'0" (4.16 x 3.68)

Kitchen / Dining Room

23'8" (max) x 12'11" (7.23 (max) x 3.96)

Cloakroom

Bedroom One

14'7" (max) x 12'11" (max) (4.47 (max) x 3.96 (max))

En-suite Shower Room

Bedroom Two

10'5" (max) x 9'2" (3.19 (max) x 2.80)

Bathroom

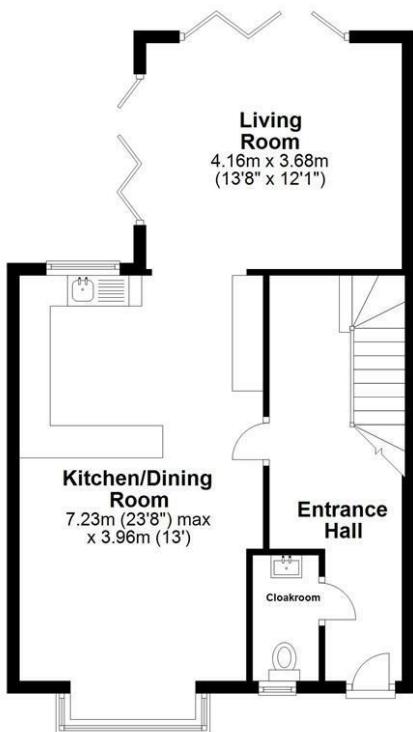




Floor Plan

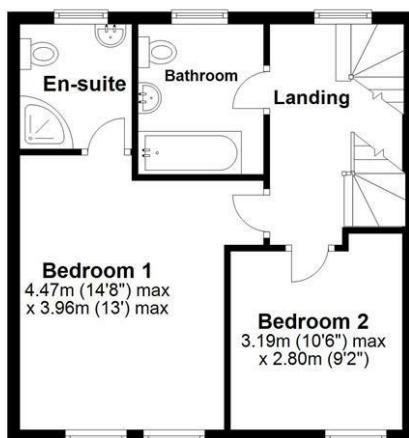
Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



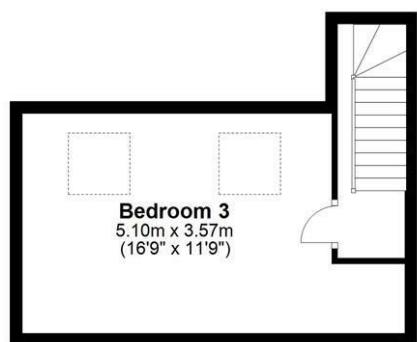
First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 122.6 sq. metres (1319.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	95	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	85	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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