



## Cross Way Harpden, AL5 4RA

Four bedroom semi-detached home of over 1,400 sq ft arranged over three floors. Private south west facing rear garden, garage and driveway. Offers potential for further extension (STPP). Walking distance to the town centre and station and ideally located for excellent schooling. **\*\* CHAIN FREE\*\***

**Guide price £925,000**

# Cross Way

## Harpden, AL5 4RA



- Four bedrooms
- Potential for extension (STPP)
- Walking distance to the Town centre & station
- Circa 1,473 sq ft
- South west facing private rear garden
- Ideally located for excellent schooling
- \*\* CHAIN FREE \*\*
- Garage & driveway
- Council Tax Band E

Storm Porch

Hallway

Kitchen

15'8" x 8'4" (4.79 x 2.56)

Living/Dining Room

25'4" x 7'4" (7.74 x 2.24)

Utility Room

W/C

Landing

Bedroom One

15'9" x 10'5" (4.82 x 3.20)

Bedroom Two

13'7" x 11'5" (4.16 x 3.50)

Bedroom Three

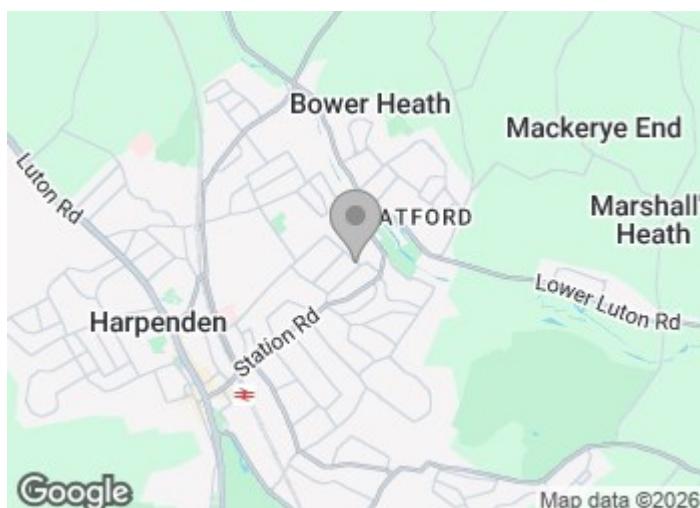
12'0" x 11'8" (3.66 x 3.58)

Bedroom Four

7'3" x 6'7" (2.22 x 2.02)

Bathroom

Garage

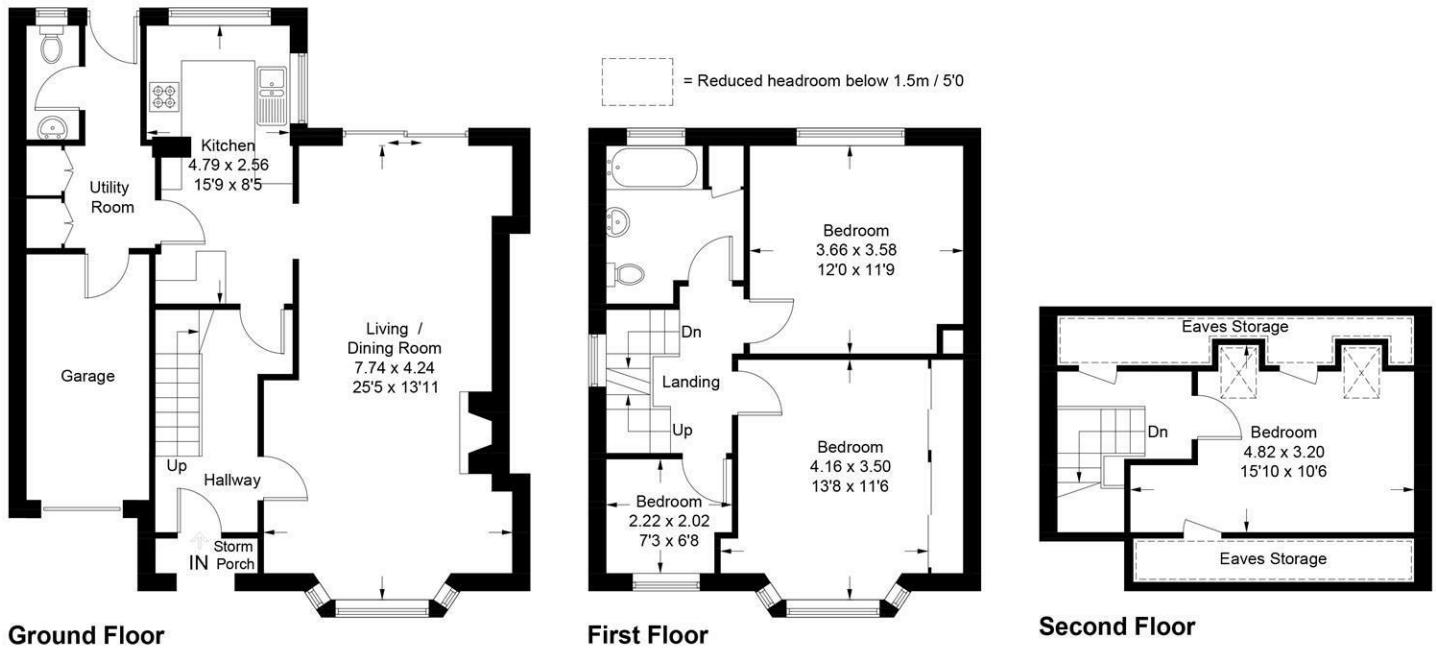




# Floor Plan

## Cross way

Approximate Gross Internal Area = 136.9 sq m / 1473 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. (ID1271300)

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		84
(81-81)	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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-81)	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			