



## Ox Lane

Harpden, AL5 4PJ

Fantastic family home - refurbished and extended by our clients - with a super open plan Kitchen / Dining / Family Room and the additional benefit of a Home Office. Off-street parking for two cars. Ox Lane is a much sought after spot - ideally located for schooling and within a short walk of both the town centre and station.

**Guide price £1,200,000**

# Ox Lane

## Harpden, AL5 4PJ



- Extended & refurbished by our clients
- Four Bedrooms
- Driveway for two cars
- Extremely well presented throughout
- Three Bathrooms
- Ideally located for schooling
- Open plan Kitchen / Dining / Family Room
- Private Garden
- Close to town centre & station

### Entrance Hall

### Living Room

13'5" x 10'11" (max) (4.10 x 3.35 (max))

### Kitchen / Dining Room

29'0" (max) x 16'11" (max) (8.86 (max) x 5.17 (max))

### Family Room

11'11" x 11'7" (3.65 x 3.55)

### Study

11'6" x 8'7" (3.53 x 2.64)

### Utility Room

8'7" x 4'11" (2.64 x 1.50)

### Cloakroom

### Bedroom One

11'11" x 11'0" (3.65 x 3.37)

### Dressing Room

7'11" x 7'4" (2.42 x 2.26)

### En-suite Bathroom

### Bedroom Two

12'0" x 11'0" (max) (3.67 x 3.37 (max))

### Bedroom Three

13'1" (max) x 8'7" (4.00 (max) x 2.64)

### Shower Room

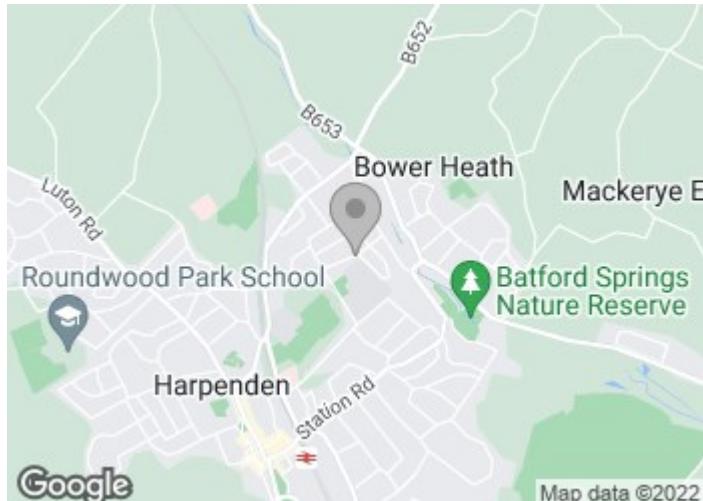
### Bedroom Four

12'10" x 8'9" (3.92 x 2.69)

### Family Bathroom

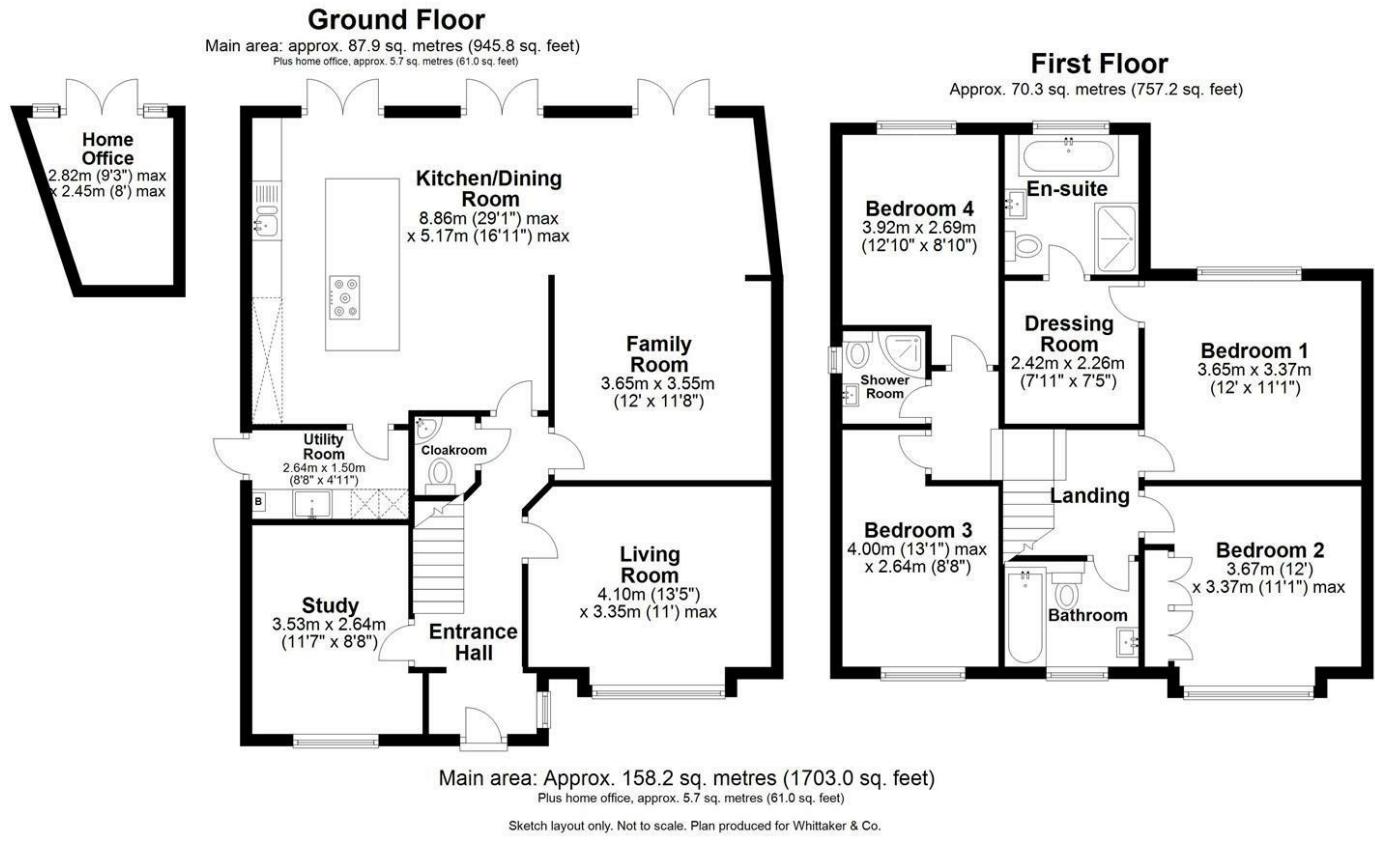
### Home Office

9'3" (max) x 8'0" (max) (2.82 (max) x 2.45 (max))





# Floor Plan



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	74	82
(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			

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			