



Masefield Road Harpden, AL5 4JS

Three-bedroom end of terrace home arranged over three floors with loft conversion. Recently refurbished throughout by our clients and with further potential to extend (STPP). Benefiting from a 60ft garden of a westerly aspect. Close to outstanding primary and secondary schools and within walking distance of the town centre and station. ****CHAIN FREE****

Guide price £575,000

Masefield Road Harpden, AL5 4JS



- End of terrace house
- Potential to extend (STPP)
- Well located for excellent schooling
- Three Bedrooms & two bathrooms (1 en-suite)
- Arranged over three floors
- **CHAIN FREE**
- 60 ft garden of a westerly aspect
- Walking distance to Town Centre & Station
- Council Tax Band C

Entrance Hall

Living Room

13'10" x 11'8" (4.24 x 3.57)

Kitchen

14'10" x 8'7" (4.53 x 2.62)

Landing

Bedroom Two

14'9" x 13'10" (4.52 x 4.24)

Bedroom Three

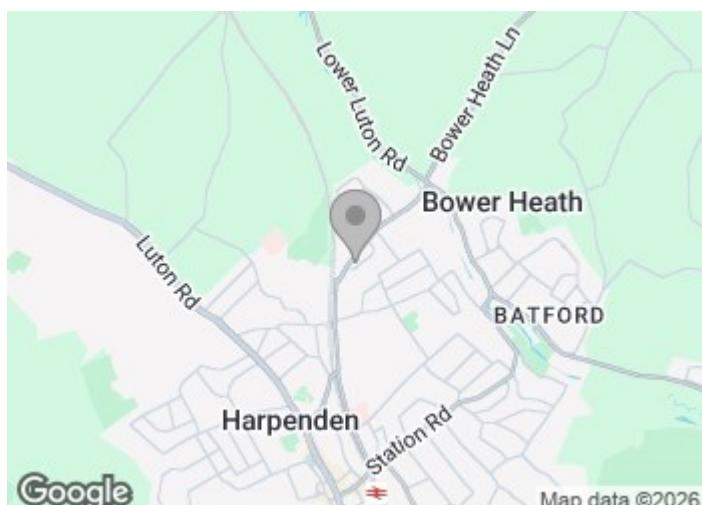
8'8" x 8'6" (2.66 x 2.61)

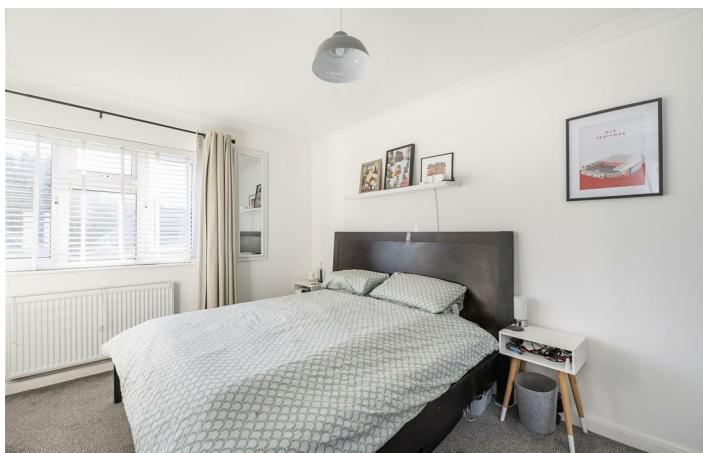
Shower Room

Bedroom One

16'6" x 10'2" (5.04 x 3.11)

En-suite

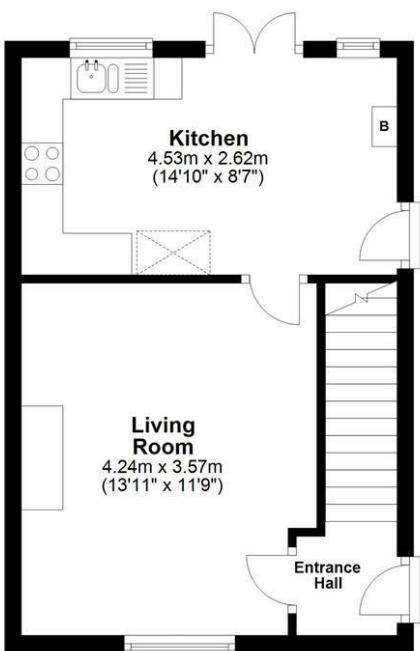




Floor Plan

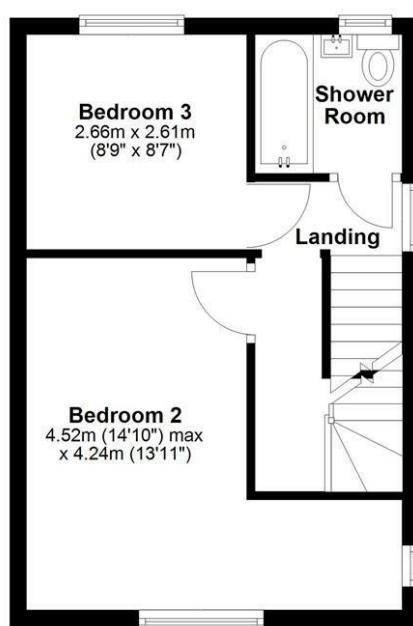
Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



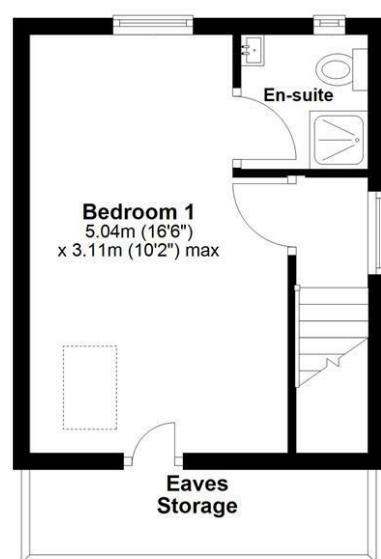
First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Second Floor

Approx. 20.5 sq. metres (220.7 sq. feet)



Total area: approx. 83.5 sq. metres (898.5 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		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			

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