



Park Hill

Harpden, AL5 3AT

Beautifully presented period home - arranged over three floors - with a double Reception Room and an open plan Kitchen / Dining Room, opening onto the 50ft garden (westerly aspect). Ideally located for schooling, a short walk to the town centre and station and moments from the popular Nickey Line.

Guide price £775,000

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- Circa 1,200 sq ft
- Open plan Kitchen / Dining Room
- Walking distance to town centre
- Arranged over three floors
- Garden 50ft, westerly aspect
- Moments from the Nickey Line & station
- Double Reception Room
- Ideally located for schooling

Entrance Hall

Living Room

12'10" (max) x 10'5" (3.92 (max) x 3.20) (3.92 (max) x 3.20)

Family Room

10'11" x 7'6" (3.33 x 2.31) 14'2" (max) x 12'5" (4.33 (max) x 3.80)

Kitchen / Diner

18'10" x 13'4" (5.76 x 4.08)

Cloakroom

Bedroom One

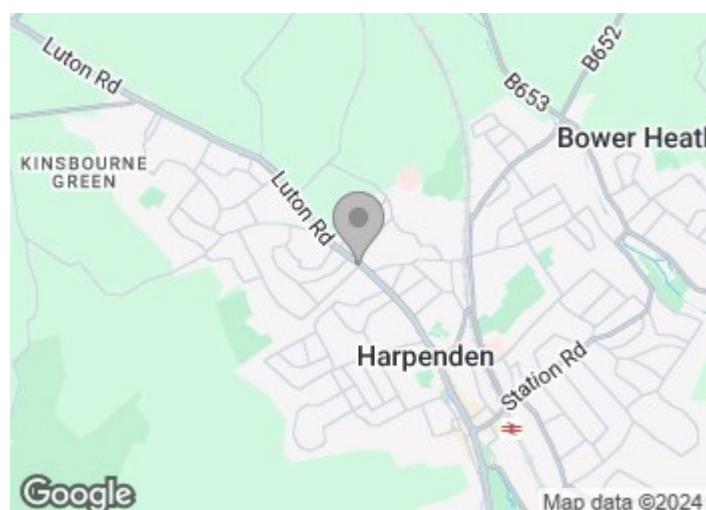
14'2" x 10'10" (4.33 x 3.31)

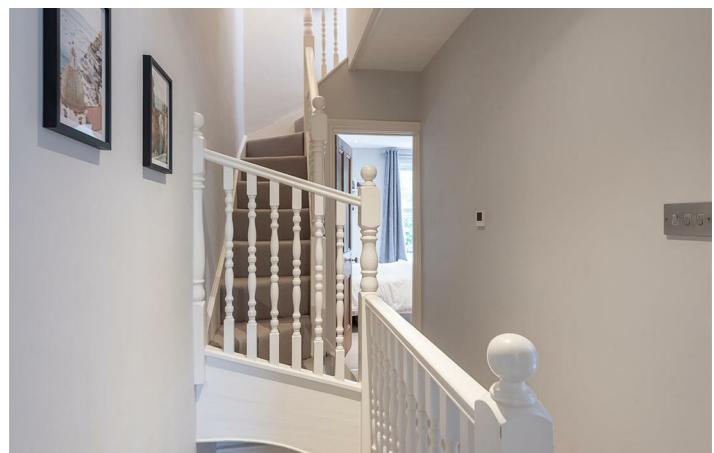
Bedroom Two

10'11" x 10'1" (3.35 x 3.09)

Bedroom Three

14'2" (max) x 12'5" (4.33 (max) x 3.80)





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