



West Common Way Harpden, AL5 2LG

Beautiful 1930s Jarvis built home, full of character and set on a plot of just under 0.3 acre, on the ever popular West Common Way. The wonderful garden is circa 95ft and has multiple seating areas, as well as a number of outbuildings. Potential to extend (STPP).

Guide price £2,775,000

West Common Way

Harpden, AL5 2LG



- 1930s Jarvis built
- Garden 95ft
- Potential to extend (STPP)
- Circa 2,700 sq ft
- Summer House & Workshop
- Sought after West Common location
- Well presented throughout
- Garage & off street parking

Entrance Hall

Sitting Room

19'2" x 13'11" (5.85 x 4.25)

Dining Room

15'11" x 12'5" (4.87 x 3.79)

Kitchen

28'0" (max) x 11'1" (8.55 (max) x 3.40)

Snug

11'7" x 10'9" (3.54 x 3.30)

Study

9'8" x 6'9" (2.95 x 2.08)

Utility Room

16'8" x 5'3" (max) (5.10 x 1.62 (max))

Boot Room

9'5" x 3'8" (2.88 x 1.13)

Cloakroom

Bedroom One

14'1" x 13'11" (4.30 x 4.25)

Dressing Room

17'10" x 7'2" (max) (5.44 x 2.20 (max))

En-suite Shower Room

En-Suite Bathroom

Bedroom Two

15'11" x 12'5" (4.87 x 3.79)

Bedroom Three

13'11" x 12'0" (4.25 x 3.66)

Bedroom Four

10'5" x 6'11" (3.20 x 2.12)

Family Bathroom

WC

Summer House

17'4" (max) x 12'10" (max) (5.29 (max) x 3.92 (max))

Workshop

16'8" (max) x 10'9" (max) (5.09 (max) x 3.28 (max))

Store

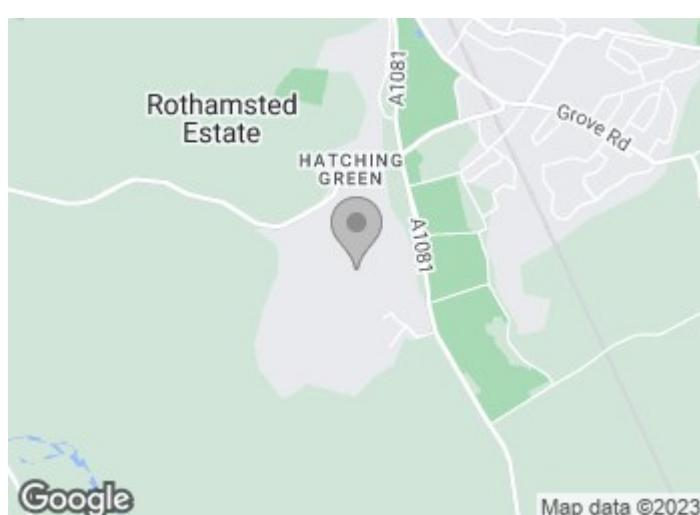
12'9" x 7'9" (3.90 x 2.37)

Sheltered Area

11'9" x 5'10" (3.59 x 1.80)

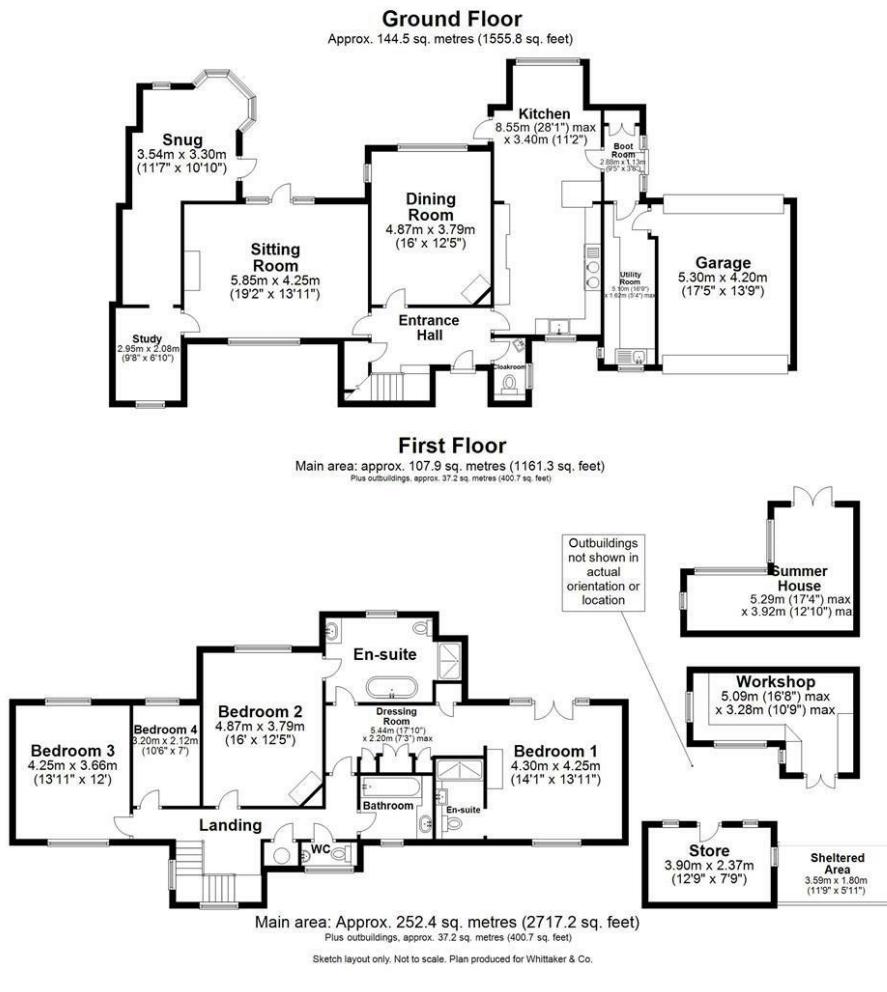
Integral Garage

17'4" x 13'9" (5.30 x 4.20)





Floor Plan



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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	