



Kinsbourne Close Harpden, AL5 3PB

A spacious two bedroom maisonette recently refurbished by our client, this property benefits from an open plan kitchen/living/dining area, private garden and allocated off street parking. Located in the sought after area of Kinsbourne Green, close to outstanding primary and secondary schools and open countryside. Ideal for first time buyers and Investors. **** CHAIN FREE ****

Offers in excess of £400,000

Kinsbourne Close

Harpden, AL5 3PB



- Spacious two bedroom Maisonette
- Recently refurbished
- Ideal for first time buyers and Investors
- Close to outstanding primary and secondary schools
- No Service Charge or Ground Rent
- CHAIN FREE
- Private garden and allocated parking
- Share of Freehold 101 years remaining on lease
- Council Tax Band D

Entrance Hall

Kitchen/Living Room

18'5" max x 26'4" (5.63m max x 8.03m)

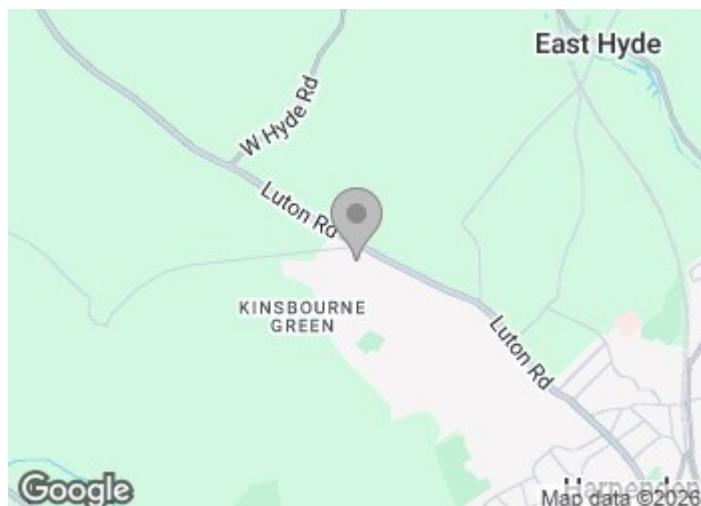
Bedroom One

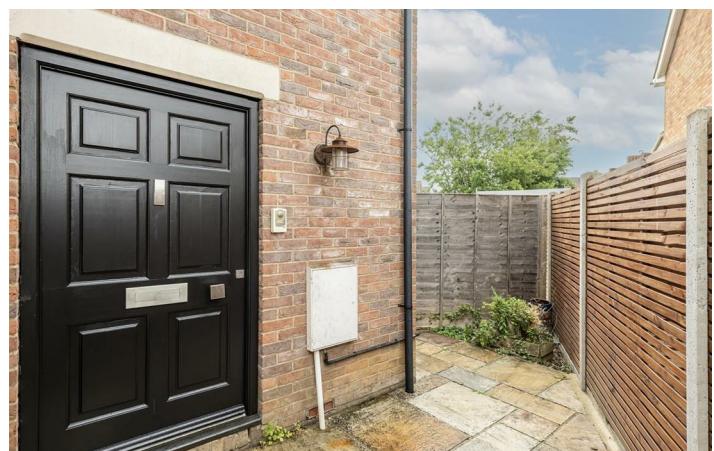
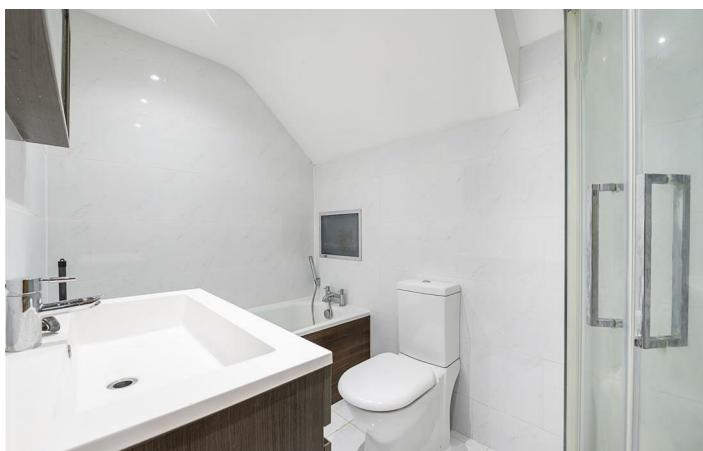
9'6" x 14'11" (2.90m x 4.55m)

Bedroom Two/Study

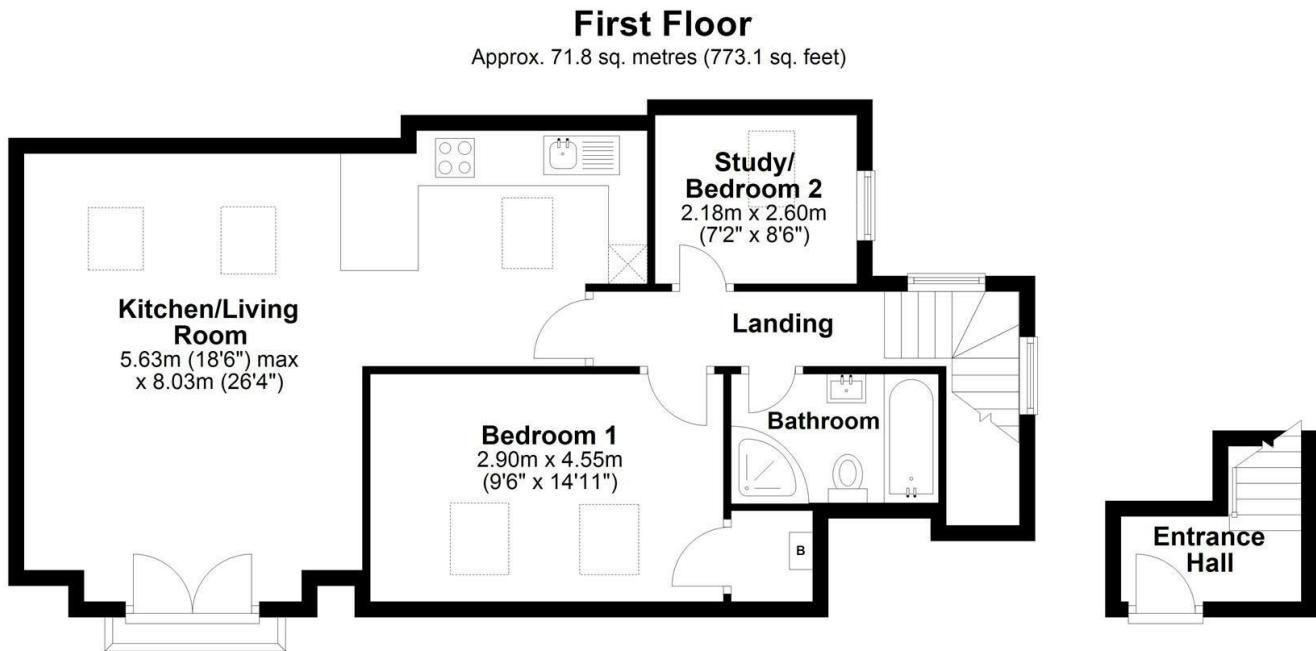
7'1" x 8'6" (2.18m x 2.60m)

Bath and Shower Room





Floor Plan



Total area: approx. 71.8 sq. metres (773.1 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			