



Overstone Road Harpden, AL5 5PL

Extensively renovated and immaculately presented five bedroom home, on a much sought after road. Ideally located for schooling, the station and town centre.

Guide price £1,600,000

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- Recently renovated
- Two further Reception rooms
- Large driveway
- Plenty of living & entertaining space
- Five Bedrooms
- Well located for schooling
- Fabulous open plan Kitchen / Dining / Living Room
- Super low maintenance garden
- Close to station & town centre

Entrance Hall

Kitchen / Breakfast Room

16'8" x 12'11" (5.10 x 3.96)

Living / Dining Room

27'0" x 17'8" (max) (8.25 x 5.41
(max))

Living Room

14'11" x 12'5" (4.55 x 3.79)

Family Room

10'11" x 8'0" (3.33 x 2.45)

Utility Room

9'10" x 5'6" (3.00 x 1.68)

Cloakroom

Principal Bedroom

16'7" (max) x 12'11" (5.06 (max) x
3.95)

En-suite Shower Room

Bedroom Two

13'6" x 11'5" (4.12 x 3.48)

En-suite Shower Room

Bedroom Three

11'5" x 11'5" (3.49 x 3.48)

Bedroom Four

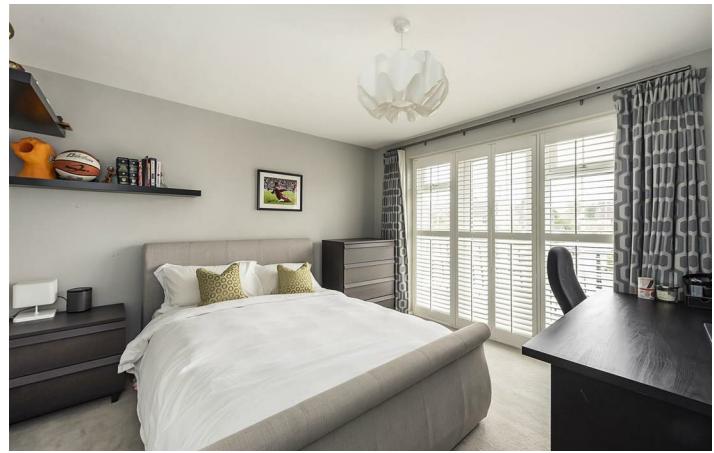
10'7" x 8'0" (3.24 x 2.45)

Bedroom Five

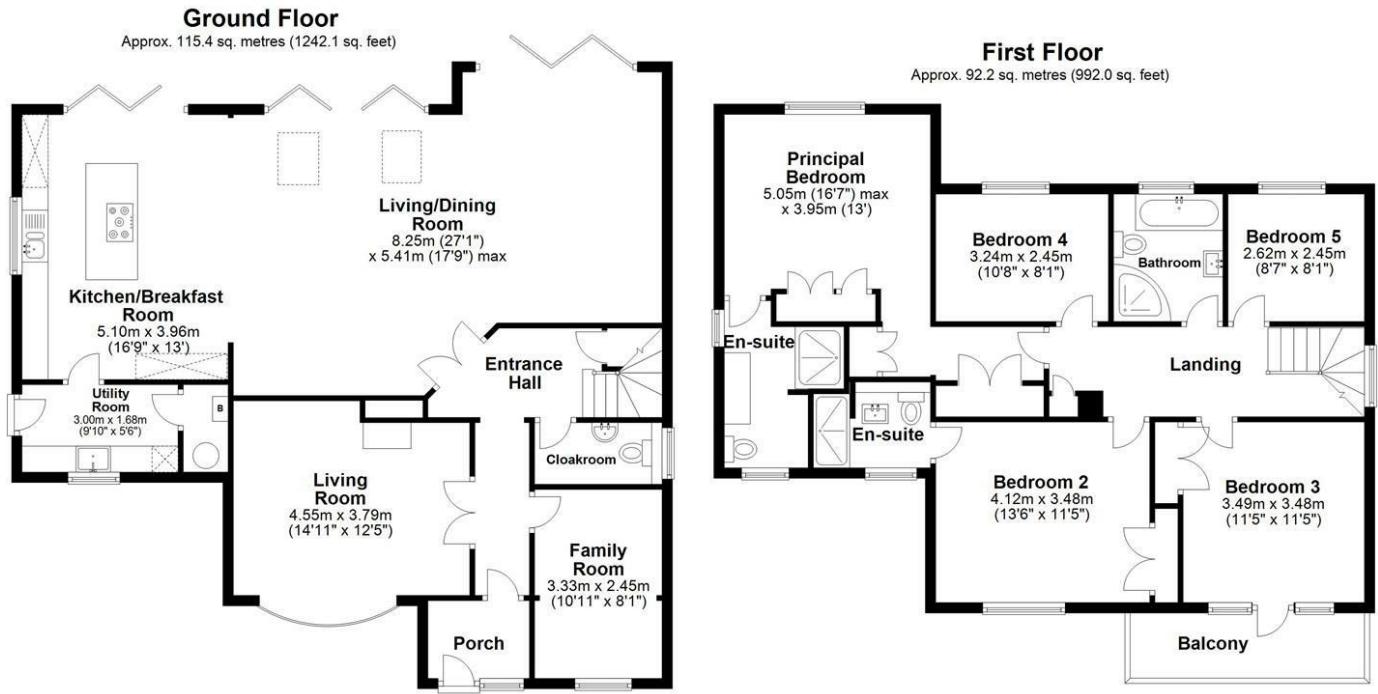
8'7" x 8'0" (2.62 x 2.45)

Family Bathroom





Floor Plan



Total area: approx. 207.6 sq. metres (2234.1 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		
(81-80)	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			