



Park Hill Harpden, AL5 3AT

Beautiful period home, recently refurbished to an exacting standard by our clients with immaculate, spacious and light living areas. Located in this popular road, within a short walk of the town centre and station, moments from the Nickey Line and well placed for excellent schooling.

Guide price £725,000

Park Hill

Harpden, AL5 3AT



- Beautiful period property
- Circa 930 sq ft
- Recently refurbished to a high standard
- Light and spacious living spaces
- A short walk to the town centre and station
- Adjacent the Nickey Line
- Well placed for excellent schooling.
- Private rear garden
- Council Tax Band D

Entrance Hall

Living/Dining Room

23'8" x 10'5" max (7.22m x 3.20m max)

Kitchen/Breakfast/Family Room

21'7" x 12'5" (6.60m x 3.81m)

Cloakroom

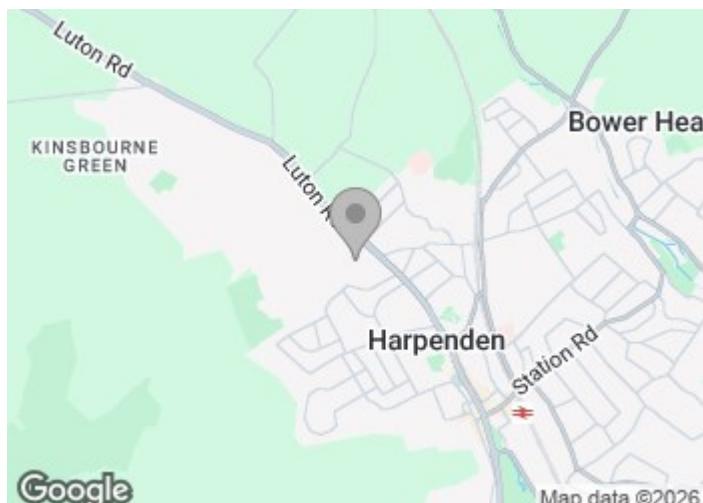
Bedroom One

13'1" x 10'5" (4.01m x 3.20m)

Bedroom Two

11'5" x 8'1" (3.50m x 2.48m)

Bath and Shower Room

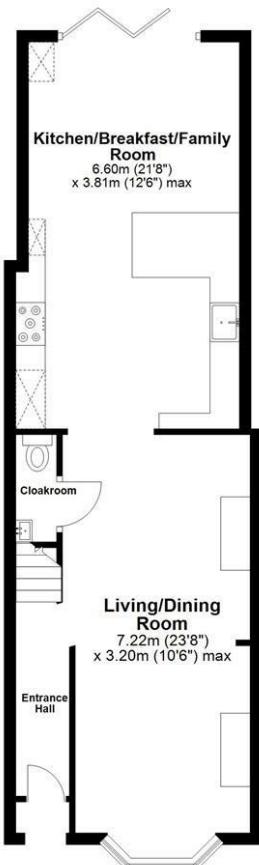




Floor Plan

Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.8 sq. feet)



Total area: approx. 86.3 sq. metres (928.5 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			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
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			