



Hatching Green Harpden, AL5 2JZ

Rare opportunity to acquire this well presented, three-bedroom, detached bungalow of circa 2,338 sq ft sitting on a 0.25 acre plot tucked away on a peaceful road in Hatching Green. Benefiting from three reception rooms, two bathrooms, a driveway and double garage. Close to the Town centre & station. **CHAIN FREE**

Guide price £1,500,000

Hatching Green

Harpden, AL5 2JZ



- ** CHAIN FREE **
- 0.25 acre plot
- Driveway

- Detached Bungalow
- Three reception rooms
- Double Garage

- Three bedrooms
- Circa 2,338 sq ft
- Council Tax Band G

Entrance Hall

Kitchen/Breakfast Room

15'3" x 11'4" (4.65 x 3.46)

Utility Room

12'11" x 7'5" (3.96 x 2.27)

Living Room

20'11" x 16'2" (6.38 x 4.95)

Dining Room

16'7" x 12'4" (5.07 x 3.77)

Conservatory

14'1" x 11'5" (4.30 x 3.50)

Bedroom One

18'8" x 12'4" (5.70 x 3.77)

En-suite with bath

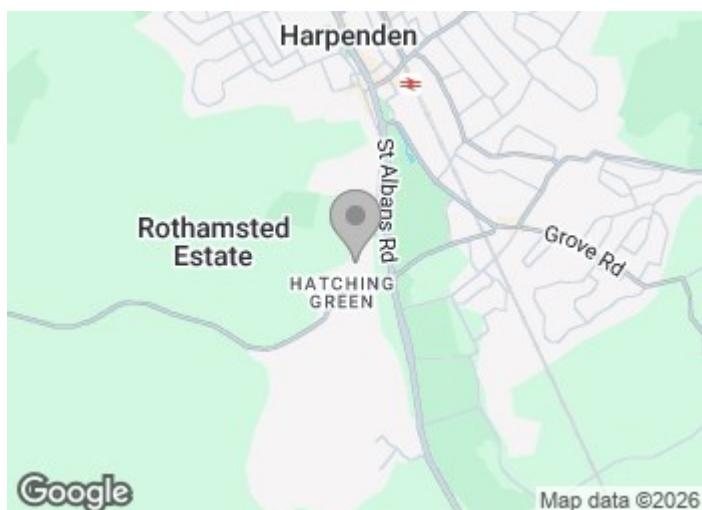
Bedroom Two

16'3" x 11'4" (4.96 x 3.46)

Bedroom Three

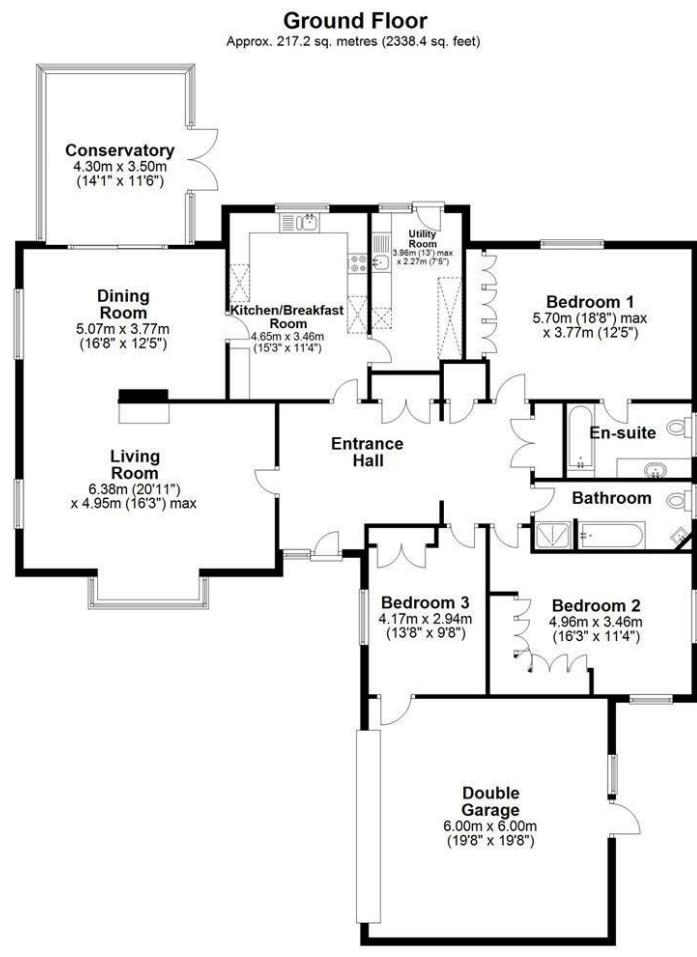
13'8" x 9'7" (4.17 x 2.94)

Double Garage





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			
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			