



Granby Avenue Harpden, AL5 5QP

Super family home, presented in extremely good order throughout, with a 110ft private garden. Planning permission for a single storey extension to the rear and further development of the second floor. Granby Avenue is within walking distance of the town centre and station and well placed for schooling.

Guide price £1,125,000

Granby Avenue

Harpden, AL5 5QP



- Potential to extend to rear
- Two Bathrooms
- Close to town centre & station
- Open plan Kitchen / Diner
- 110ft Garden
- Well placed for schooling
- Three Bedrooms
- Driveway for two cars

Entrance Hall

Lounge / Family Room

22'8" x 14'5" (6.92 x 4.40)

Kitchen / Dining Room

17'5" x 19'8" (5.33 x 6.00)

Playroom

8'4" x 9'2" (2.56 x 2.80)

Utility Room / Cloakroom

5'4" x 9'5" (1.65 x 2.88)

Bedroom One

13'9" x 9'3" (4.20 x 2.84)

Dressing Room

7'9" x 9'3" (2.38 x 2.84)

En-suite Shower Room

Bedroom Two

9'11" x 14'5" (3.03 x 4.40)

Bedroom Three

10'4" x 11'2" (3.15 x 3.41)

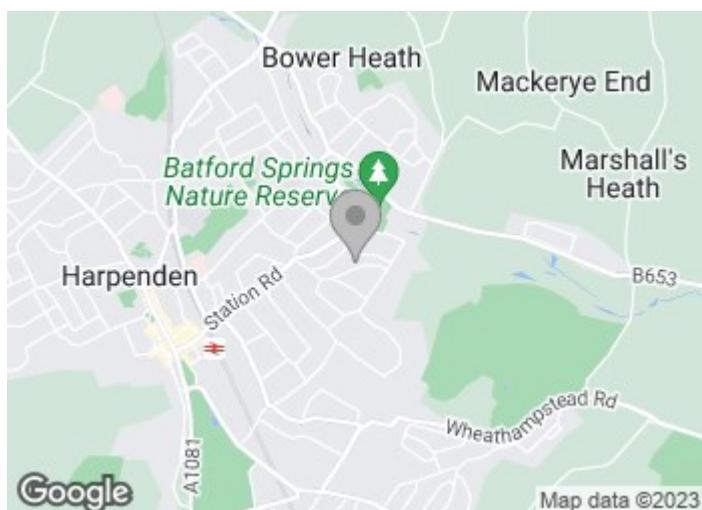
Family Bathroom

Office One

10'8" x 11'5" (3.26 x 3.50)

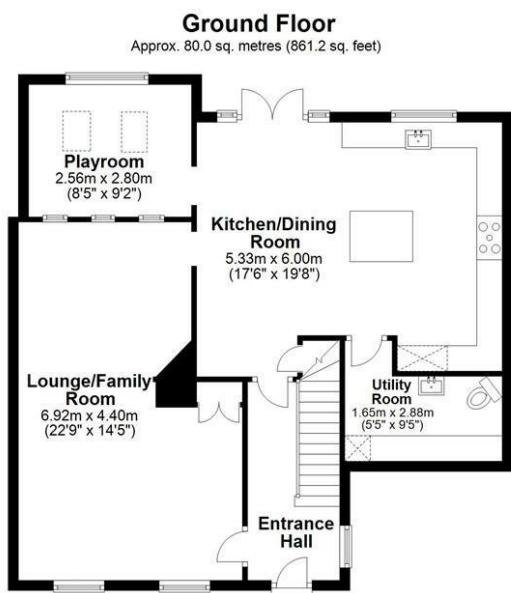
Office Two

10'8" x 8'9" (3.26 x 2.67)





Floor Plan



Total area: approx. 161.7 sq. metres (1740.3 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			
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	