





33 High Park, Hawarden

£325,000 Freehold

Spacious semi detached family home • Three bedrooms (2 spacious doubles and a large single) • Kitchen / dining room, two reception rooms, conservatory and downstairs wc • Located in Highly sought after area of Hawarden village, walking distance to centre • Beautiful features throughout to include bay windows and feature fire places • Off-road parking for multiple vehicles and 1.5 sized garage • Gas central heating, solid fuel fire and uPVC double glazing throughout • Private rear garden with sunny aspect • High sought after village location in Hawarden, Deeside • Good access to schools, local amenities, transport links and major commuter routes



Beautiful three bedroom semi in sought-after High Park, Hawarden, near Chester. Character features, two receptions, conservatory, private garden, garage, off-road parking. Walk to schools, transport, amenities.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



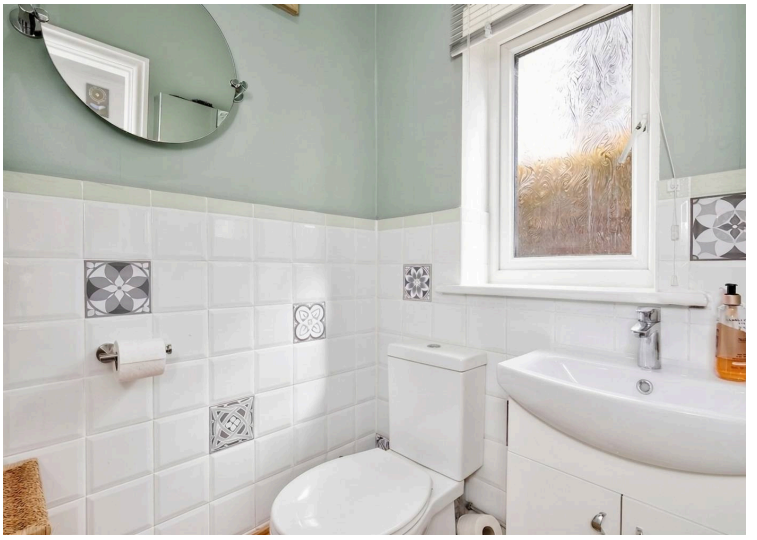




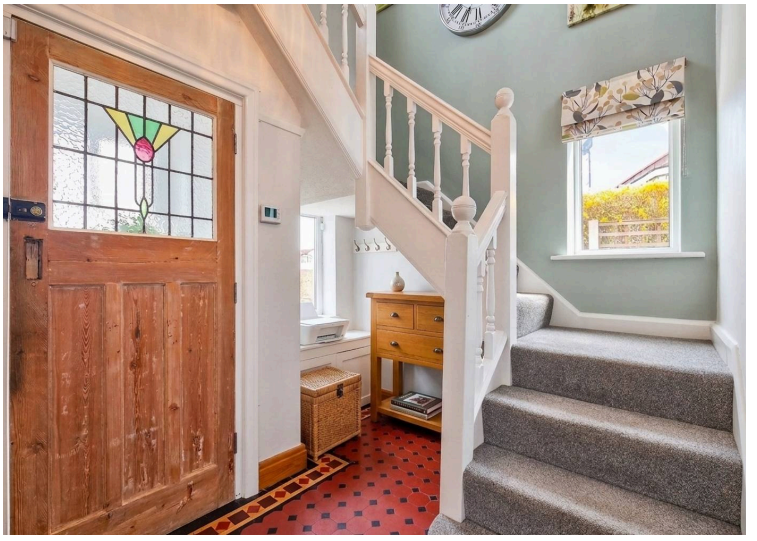






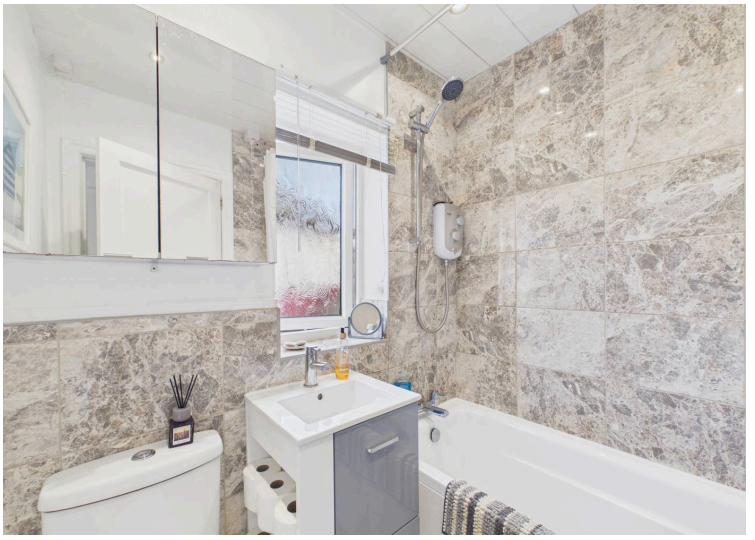








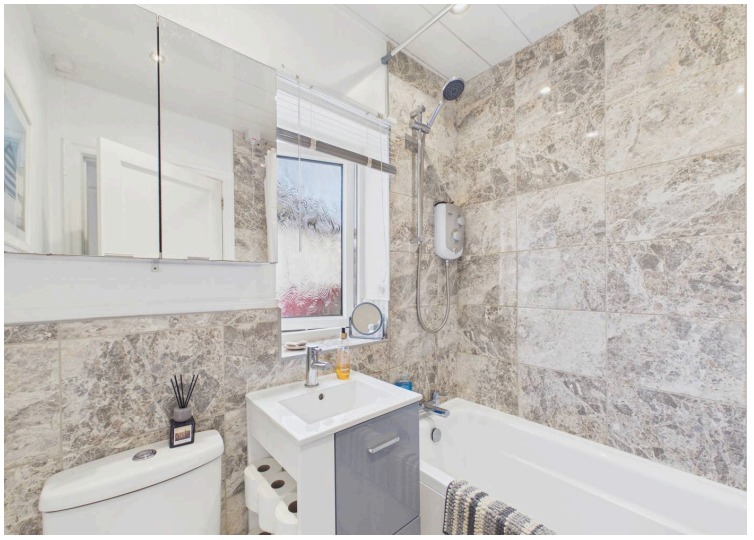






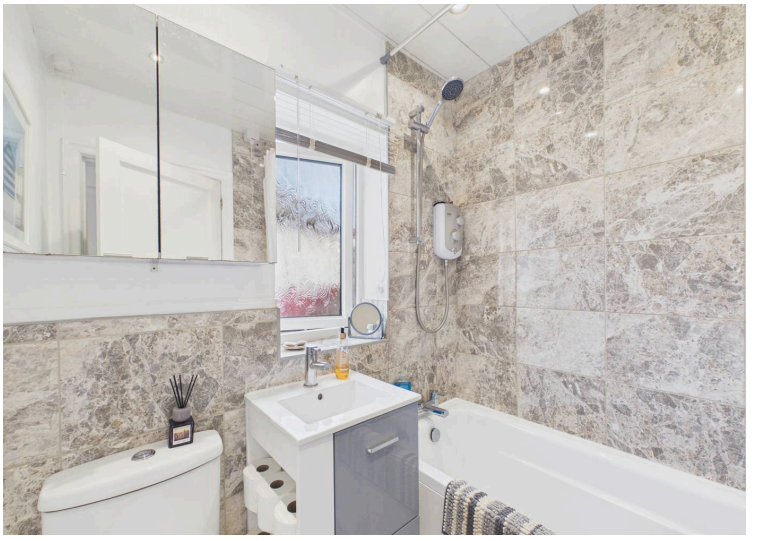

bumblebee

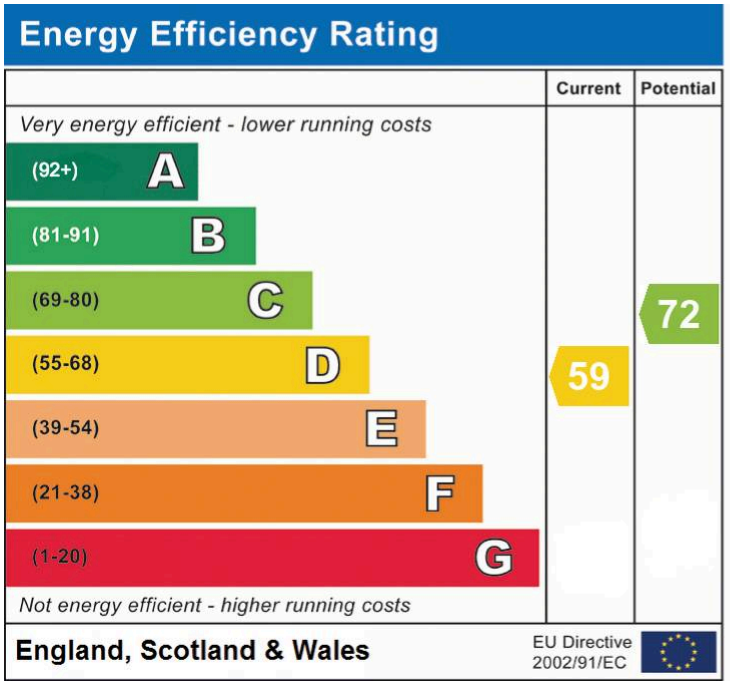


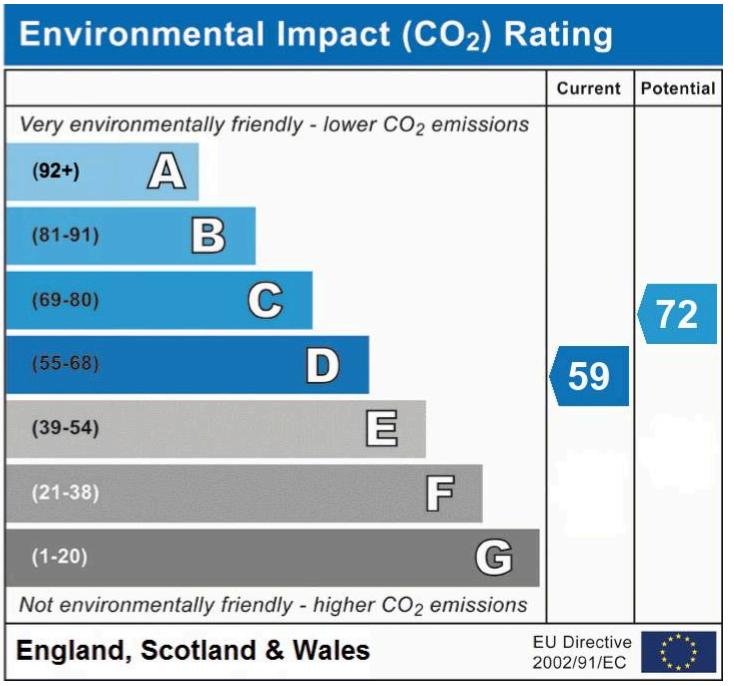




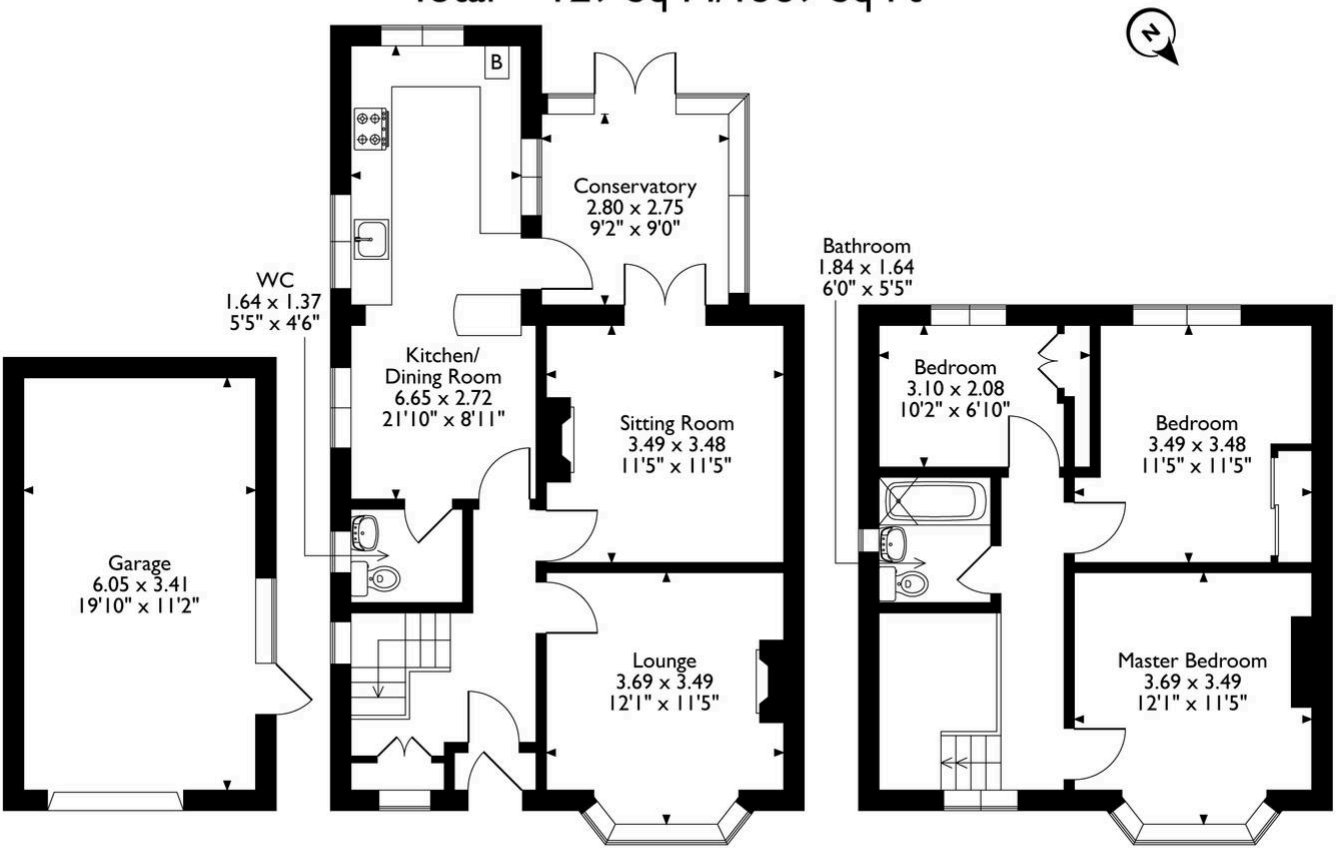





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
72
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
59
72
England, Scotland & Wales
EU Directive 2002/91/EC

High Park, Hawarden, Deeside
Approximate Gross Internal Area
Main House = 108 Sq M/1163 Sq Ft
Garage = 21 Sq M/226 Sq Ft
Total = 129 Sq M/1389 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.