



115a Southdown Road, Harpenden, AL5 1QQ

A beautifully refurbished first floor maisonette in a superb central Southdown village location, close to local amenities and Harpenden common.

The property benefits from many delightful character features, and is ready to move into with NO UPPER CHAIN. The property comprises living/ dining room with feature fireplace and sash windows, refitted kitchen, TWO BEDROOMS, refitted bathroom and substantial loft storage.

Southdown village is extremely popular with Harpenden golf club close by and the mainline station and town centre are approximately one mile away.

ACCOMMODATION

Entrance Hall

Access via front entrance door to the entrance hall, wifi operated wall-mounted electric heater, staircase to first floor.

Landing

Window to side, loft access, doors to all rooms.

Lounge

11'5 x 13'8 (3.48m x 4.17m)

Two sash cord windows to front elevation, wall-mounted wifi operated electric heater, as the main focal point to the room there is an attractive feature fireplace with wooden surround and tiled hearth, cupboard to side housing electricity fuse box, door to kitchen.



Kitchen

8'1 x 6'1 (2.46m x 1.85m)

Skylight window, small window to rear, beautifully refitted with a range of brand new floor and wall mounted units and drawers with worksurfaces over, incorporating stainless steel sink unit with side drainer and mixer tap, part-tiled walls, fitted Bosch oven with ceramic induction hob, stainless steel Bosch extractor over, fitted AEG automatic washing machine and dryer, integrated Bosch slimline dishwasher, integrated fridge and freezer, wifi operated wall-mounted electric heater, part-vaulted ceiling with exposed timbers, additional loft access.

Bedroom One

11'4 x 8'4 (3.45m x 2.54m)

Window to front elevation, electric wifi operated wall-mounted heater.

Bedroom Two

6'4 x 7'6 (1.93m x 2.29m)

Sash-cord window to rear elevation, wall-mounted electric wifi operated heater.

Bathroom

7'2 x 7'6 (2.18m x 2.29m)

Stylish brand new modern white suite comprising bath with mixer tap and wall-mounted shower over, pedestal wash-hand basin with mixer tap, part-tiled walls, low level WC, opaque window to rear, heated chrome effect electric towel radiator, useful built-in storage.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

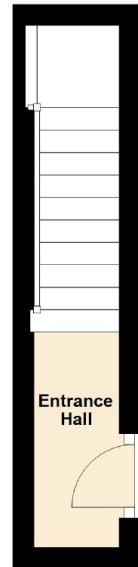
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



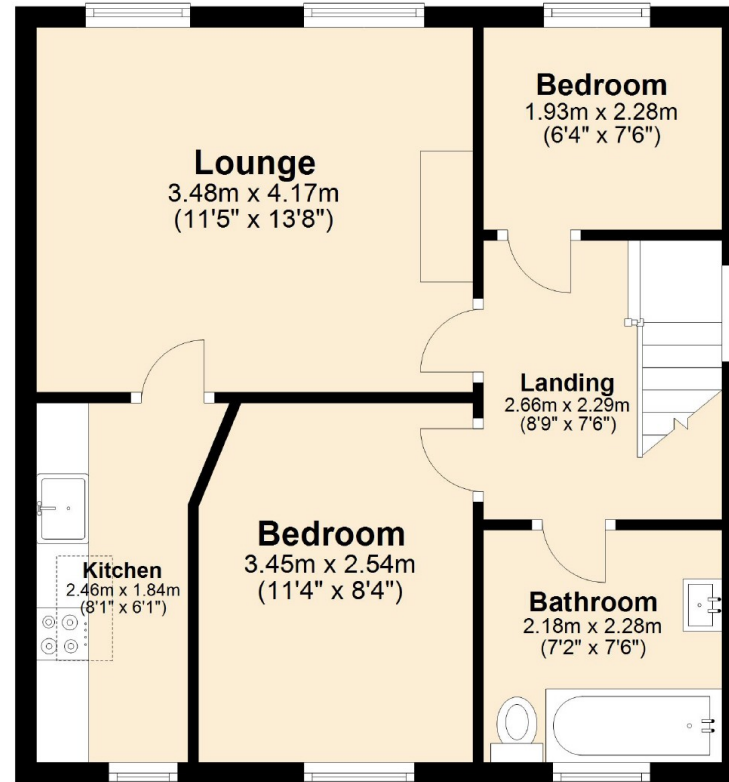
Ground Floor

Approx. 4.0 sq. metres (43.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - Super-Low Energy	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - Higher running costs	E		
Very energy inefficient - Higher running costs	F		
Extremely energy inefficient - Highest running costs	G		
England & Wales		38	71