



Coldharbour Lane, Harpenden, AL5 4NF

A delightful and most attractive TWO BEDROOM end of terrace CHARACTER COTTAGE in this highly sought after setting within easy reach of the STATION and excellent SCHOOLING.

The property is presented in good order and benefits from views over allotments and open COUNTRYSIDE.

The accommodation comprises; 19'6 living/dining room, kitchen and bathroom on the ground floor. The first floor accommodates two bedrooms. Externally there is an attractive front garden, driveway and courtyard garden.



ACCOMMODATION

Living Room

19'0 x 11'11 (5.79m x 3.63m)

Exposed brick fireplace with coal effect gas fire, original wooden beams, radiator, television point, telephone point, staircase to first floor with understairs cupboard, window to front.

Kitchen

7'9 x 5'7 (2.36m x 1.70m)

Range of floor and wall mounted units, work surface with inset sink unit, space and services for cooker, washing machine and fridge/freezer, radiator, window to rear, door to side.

Bathroom

Attractive white/chrome suite comprising panelled bath, wash hand basin, tiled splash back, low level WC, radiator, extractor fan, spotlights, tiled floor, frosted window to rear.

First Floor

Landing

Window to side, doors to:

Bedroom One

11'11 10'11 (3.63m 3.33m)

Wooden floor, radiator, built in wardrobes, access to loft space, window to front with views across allotments and open countryside.

Bedroom Two

9'6 x 7'3 (2.90m x 2.21m)

Wooden floor, radiator, built in cupboard housing Worcester Bosch gas boiler, window to rear.



Exterior

Front Garden

Off road parking, path leading to front door, lawned area with flower/shrub beds, picket fence, side gate to:

Rear Garden

Courtyard garden with raised bed, panelled fencing, shed, lighting and outside tap.

Agents Note

The neighbouring property has access across the rear of the garden.

Environmental Impact Rating

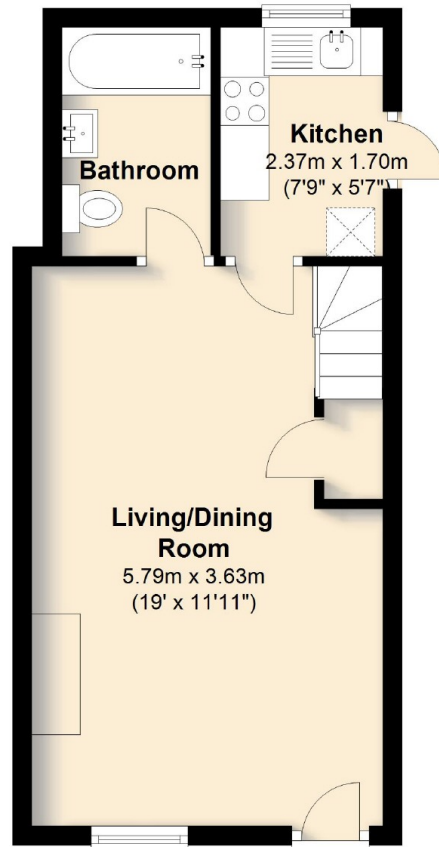
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

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

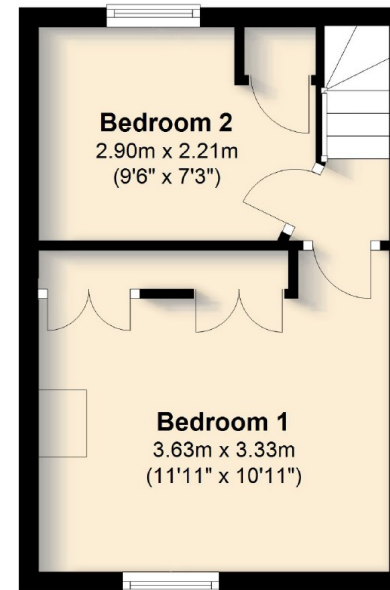
Ground Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.6 sq. feet)



Total area: approx. 49.8 sq. metres (535.7 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.

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