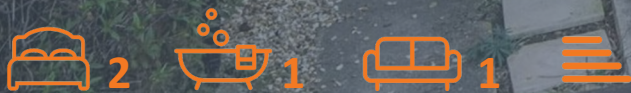




21 Gilpin Green, Harpenden, Hertfordshire AL5 5NP

Guide price £340,000 Leasehold



## 21 Gilpin Green

Harpenden, Hertfordshire AL5 5NP

A rarely available two bedroom ground floor maisonette requiring modernisation but with the benefit of direct access out on to a private 80ft rear garden. The property also boasts a garage, a long lease and is chain free.

The accommodation begins with a private front door into an entrance hall with a useful storage cupboard and doors to rooms. The generous 17ft lounge has a feature fireplace, window to the front and a sliding door to the kitchen which has a range of basic wall and base units. The master and second bedroom both overlook the garden and the bathroom suite features a bath, basin and W.C.

Externally, a pathway leads to the front door and a gate to the mature private rear garden with a variety of bushes, shrubs, trees and a wooden shed. The garage is located in a close by block and has an up and over door.

Gilpin Green is a delightful residential road set around a pleasant green and located off Crabtree Lane. Positioned less than a mile from Harpenden's thriving centre with many shops, restaurants, pubs and the train station to St Pancras International





## ACCOMMODATION

### Entrance Hall

### Lounge

17'9 x 10'11 (5.41m x 3.33m)

### Kitchen

8'10 x 7'2 (2.69m x 2.18m)

### Bedroom

13'1 x 10'11 (3.99m x 3.33m)

### Bedroom

10'0 x 8'10 (3.05m x 2.69m)

### Bathroom

## OUTSIDE

### Rear Garden

85 x 26 (25.91m x 7.92m)

### Garage

16'1 x 8'5 (4.90m x 2.57m)



## Floor Plan



Total area: approx. 64.9 sq. metres (699.1 sq. feet)

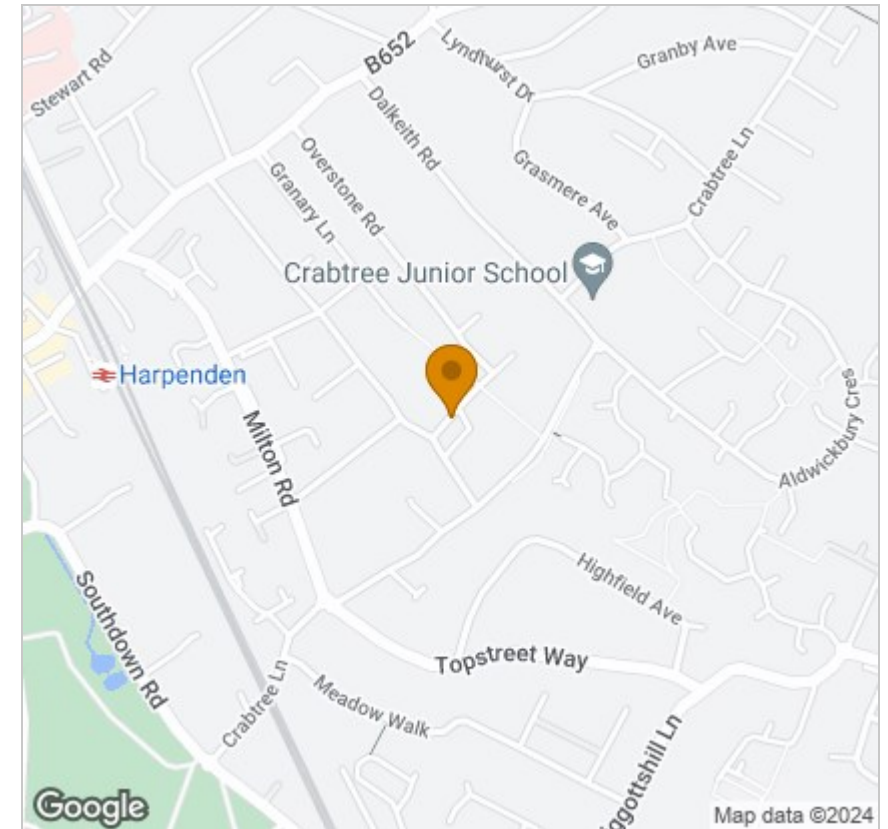
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

