

# Harpenden Road

St. Albans, AL3 6BY



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Guide Price £760,000

- Three Bedrooms
- Semi-Detached House
- In Need of Modernisation Throughout
  - Lots of Potential S.T.P.P.
  - Convenient Location
  - Two Reception Rooms
  - Front & Rear Gardens
- uPVC Double Glazed Windows
- Gas Fired Central Heating
  - Chain Free





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A fantastic opportunity awaits to acquire one of the few remaining original 1920s three-bedroom semi-detached houses, brimming with potential subject to planning permission (S.T.P.P.).

The current layout features an entrance hall, a spacious lounge, a separate dining room, and a fitted kitchen. Ascending to the first floor reveals two generously sized double bedrooms, a single bedroom, and a family bathroom.

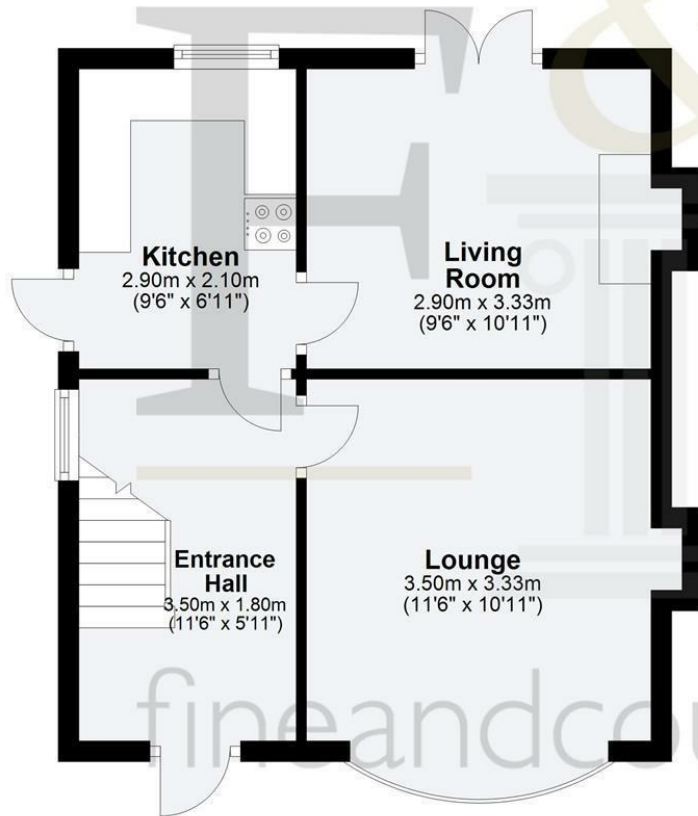
The property boasts sizable front and rear gardens, providing ample space for parking and potential expansion of the original structure. This unique opportunity comes with the added benefit of being available Chain Free.



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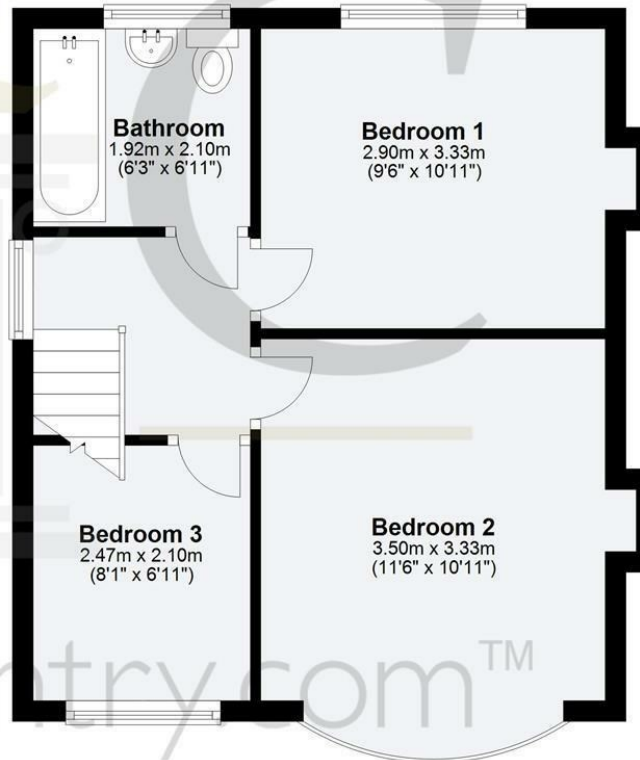
## Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



## First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 85 sq. meters (915 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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