



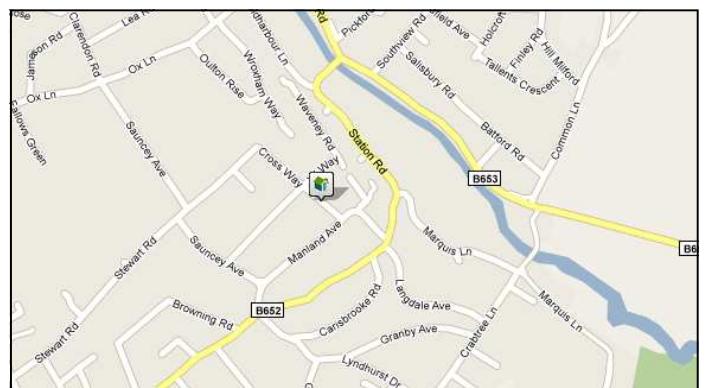
## 18 Cross Way, Harpenden

Fabulous FOUR BEDROOM Family home of immense character situated in this most sought after location within easy walk of the town centre, station and good schools. The property has been extended in recent years to include a large Conservatory/Breakfast Room and a fourth bedroom with ensuite bathroom.

GROUND FLOOR: Porch, Entrance Hall, Lounge with feature Fireplace, Dining Room, Luxury Kitchen with appliances, Large Conservatory with views to Garden, FIRST FLOOR: Three good size Bedrooms, Luxury Bathroom, Cloakroom. SECOND FLOOR: Master Bedroom/Family Room with Ensuite Bathroom. Further Benefits: Gas Central Heating, Garden, Off Street Parking. NO PETS

**Unfurnished**      **Available : End of September**  
**£1850.00 PCM**      **Smoking is not permitted in the property**

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
46	67	46	67
UK 2007		UK 2007	



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