



Byron Road

Harpenden, AL5 4AD

Family home with a large, self-contained annexe (attached), which can be used as additional living space. The super, private & secluded 75ft garden has the additional benefit of a Home Office. Huge potential to extend - PLANNING WAS GRANTED IN 2020. Byron Road is centrally located - ideally placed for schooling and within a few minutes walk of the town centre. *CHAIN FREE*.

Guide price £1,250,000

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- Self-contained annexe
- Private & Secluded Garden 75ft
- Central location
- Chain Free
- Large Living Room
- Plentiful Off-Street Parking For Minimum 4 Cars.
- Well placed for schooling
- Home Office
- Potential to extend PLANNING WAS PREVIOUSLY GRANTED IN 2020 (Ref: 5/2020/0942)
- EV Charging Point

Entrance Hall

Living Room

24'4" (max) x 13'5" (7.42 (max) x 4.09)

Kitchen / Breakfast Room

12'6" x 11'2" (max) (3.83 x 3.42 (max))

Utility Room

7'3" x 7'0" (2.21 x 2.14)

Cloakroom

Annexe

16'11" (max) x 16'2" (5.18 (max) x 4.94)

Shower Room

Bedroom One

13'4" x 11'1" (4.07 x 3.40)

Bedroom Two

13'3" x 8'5" (4.04 x 2.57)

Bedroom Three

10'7" (max) x 8'0" (3.25 (max) x 2.44)

Laundry Room

6'2" x 5'2" (1.89 x 1.60)

Bathroom

Home Office

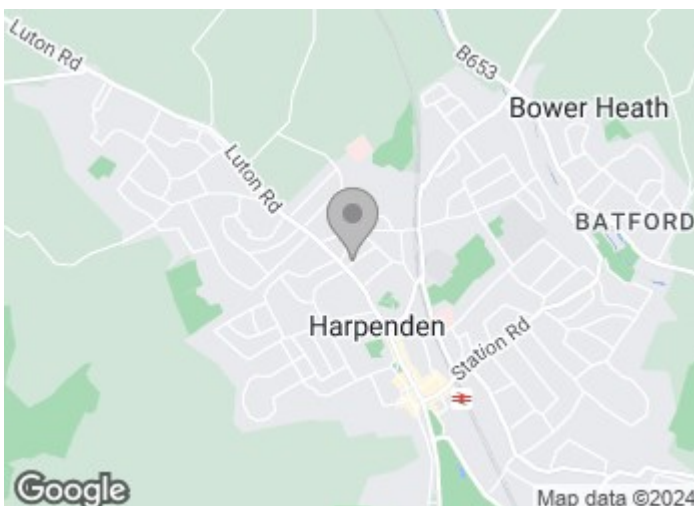
9'0" x 9'0" (2.75 x 2.75)

Store

9'2" x 4'5" (2.81 x 1.36)

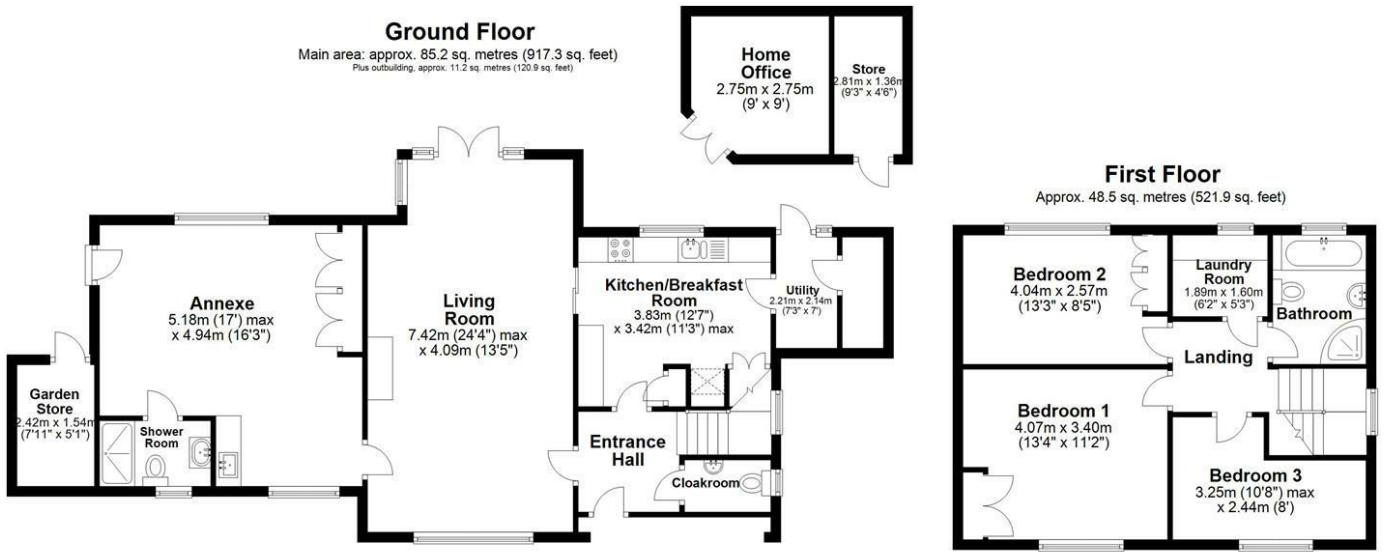
Garden Store

7'11" x 5'0" (2.42 x 1.54)





Floor Plan



Ground Floor
 Main area: approx. 85.2 sq. metres (917.3 sq. feet)
 Plus outbuilding: approx. 11.2 sq. metres (120.9 sq. feet)

First Floor
 Approx. 48.5 sq. metres (521.9 sq. feet)

Main area: Approx. 133.7 sq. metres (1439.2 sq. feet)
 Plus outbuilding: approx. 11.2 sq. metres (120.9 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

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