



Batford Road

Harpenden, AL5 5AT

Beautifully presented home of circa 1,350 sq ft - arranged over three floors- which has been extended and fully refurbished by our clients. Fantastic double Reception Room. Low maintenance 65ft garden. Batford Road is ideally located for schooling, minutes from wonderful open countryside and within walking distance of the town centre & station.

Guide price £789,950

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- Immaculately presented
- Arranged over three floors
- Ideally located for schooling
- Circa 1,350 sq ft
- Double Reception Room
- Walking distance to town centre & station
- Refurbished by our clients
- Garden 65ft, low maintenance

Entrance Hall

Living Room

26'0" (max) x 10'9" (7.93 (max) x 3.28)

Kitchen / Dining Room

20'9" x 9'2" (6.34 x 2.80)

Conservatory

8'1" x 4'0" (2.47 x 1.22)

Bedroom One

13'10" x 11'11" (4.24 x 3.64)

Bedroom Three

12'0" x 8'0" (3.68 x 2.45)

Family Room

Bedroom Two

16'7" (max) x 12'6" (5.07 (max) x 3.82)

Bedroom Four

9'10" x 8'9" (3.01 x 2.68)

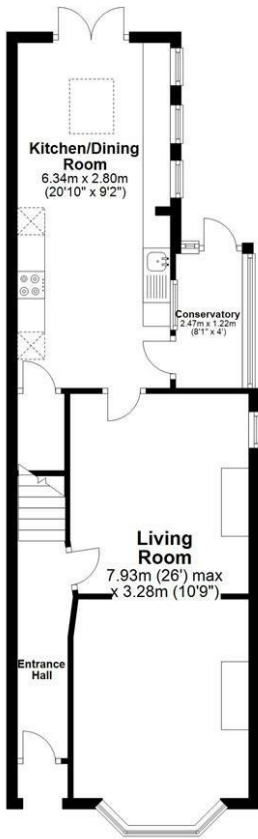
Shower Room



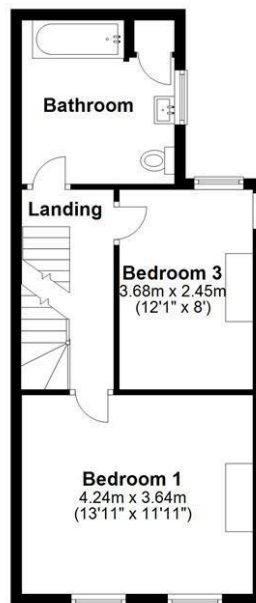


Floor Plan

Ground Floor
Approx. 53.2 sq. metres (572.7 sq. feet)



First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Second Floor
Approx. 31.5 sq. metres (339.6 sq. feet)



Total area: approx. 124.9 sq. metres (1344.4 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 plus) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	