



Batford Road

Harpenden, AL5 5AX

An extremely well presented period home which has been refurbished throughout by the current owners. The south west facing garden is circa 70ft. This property offers potential for a loft conversion and extension STPP. Batford Road is well placed for schooling, moments From beautiful open countryside and within walking distance of the town centre and station. ** CHAIN FREE **

Guide price £525,000

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- Well presented period home
- Well placed for schooling
- Potential for loft conversion and extension STPP
- Refurbished throughout
- Close to open countryside
- **CHAIN FREE**
- South west facing garden circa 70ft
- Walking distance to the town centre and station

Living Room

12'2" x 11'1" (3.72m x 3.40m)

Dining Room

12'3" x 11'1" (3.74m x 3.40m)

Kitchen

14'0" x 7'0" (4.27m x 2.14m)

Bedroom 1

11'1" x 10'4" (3.40m x 3.16m)

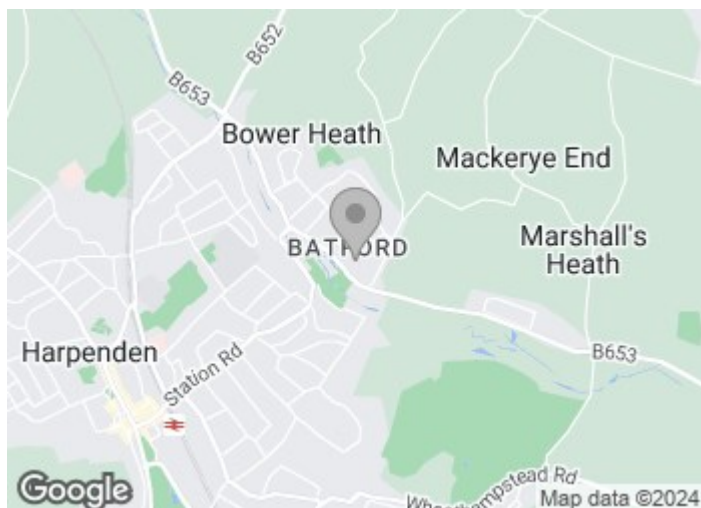
Bedroom Two

8'11" x 7'0" (2.73m x 2.14m)

Study/Bedroom Three

8'1" x 7'6" (2.47m x 2.30m)

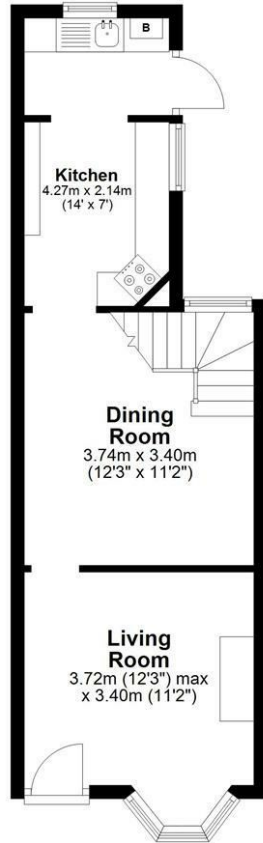
Bathroom



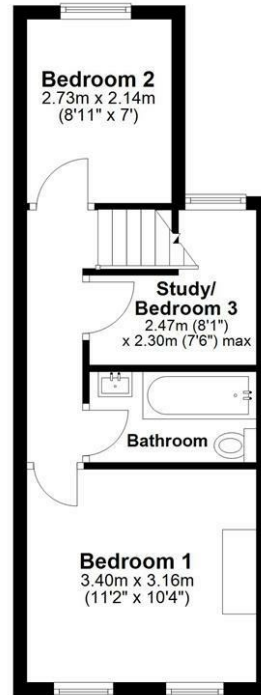


Floor Plan

Ground Floor
Approx. 33.7 sq. metres (362.9 sq. feet)



First Floor
Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

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

Plan produced using PlanUp.

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