



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 **

Offers in excess of £500,000

Batford Road

Harpenden, AL5 5AX



- 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)

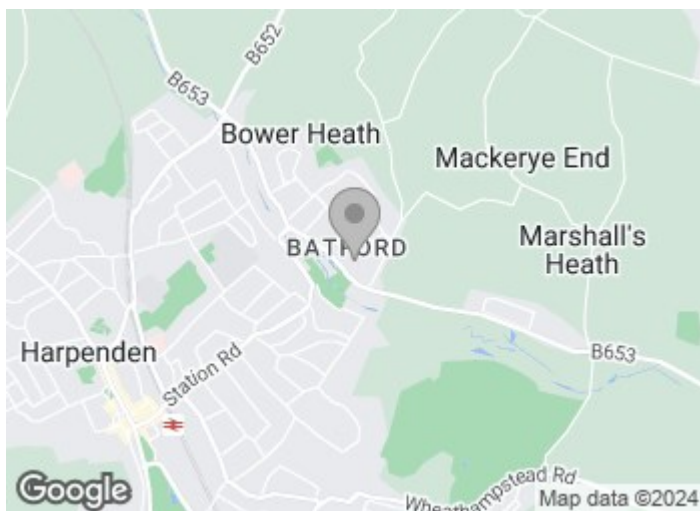
Bedroom Two

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

Study/Bedroom Three

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

Bathroom

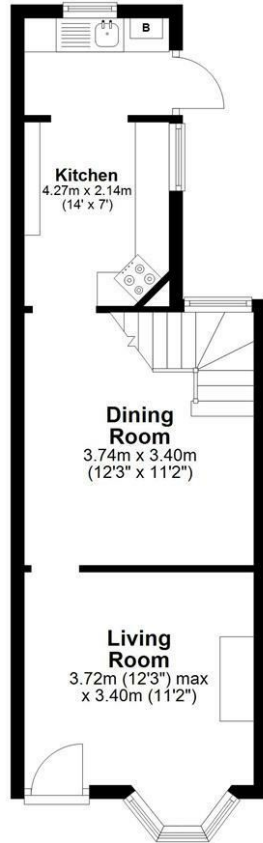




Floor Plan

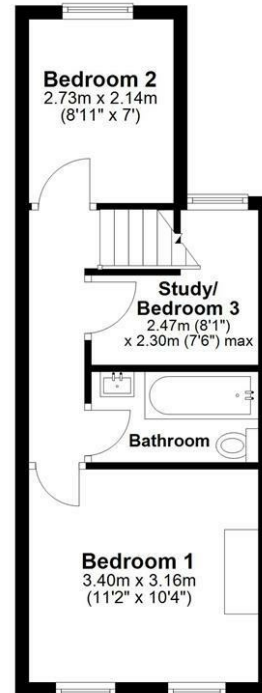
Ground Floor

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.

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		88	(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(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	