



## Churchfield

Harpenden, AL5 1LJ

With huge potential to modernise and extend (STPP), this chalet bungalow sits on a peaceful corner plot with a garden of 65ft. Minutes from the amenities of Southdown and within walking distance of Harpenden town centre and station.

**Guide price £700,000**

# Churchfield

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- Circa 860 sq ft
- Peaceful cul de sac
- Off-street parking
- Potential to modernise & extend (STPP)
- Close to amenities of Southdown
- Close to The Common
- Garden 65ft
- Short walk to Harpenden

## Entrance Hall

## Living Room

15'1" x 11'10" (4.62 x 3.62)

## Kitchen / Dining Room

18'6" x 8'5" (5.64 x 2.58)

## Bedroom One

11'8" x 9'8" (3.56 x 2.95)

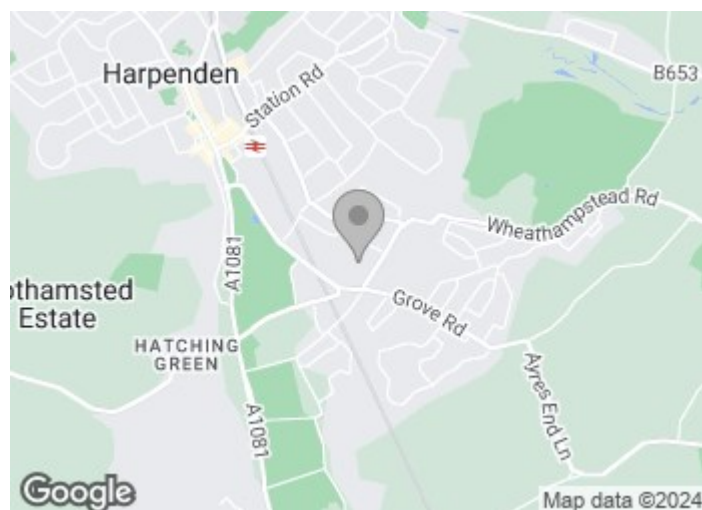
## Bedroom Three / Study

11'8" x 9'11" (3.56 x 3.03)

## Bathroom

## Bedroom Two

15'11" x 8'9" (4.87 x 2.67)

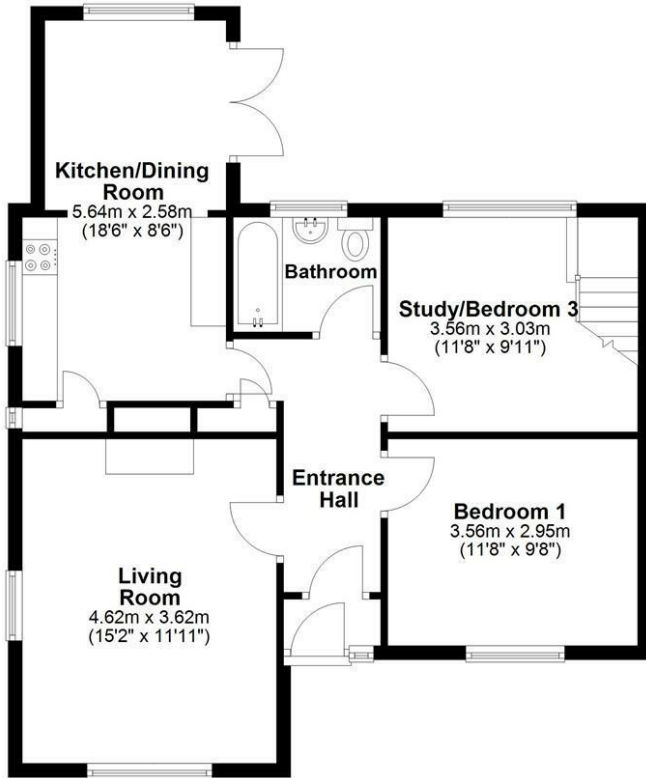




# Floor Plan

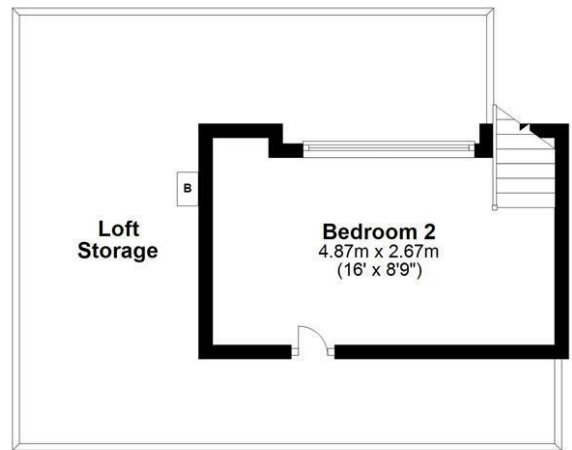
## Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



## First Floor

Approx. 13.5 sq. metres (144.8 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 sq. feet)

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

Plan produced using PlanUp.

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