



Luton Road

Harpenden, AL5 3DE

Arranged over three floors, this well proportioned family home of circa 1,500 sq ft has views over open fields to the front and the Kitchen / Breakfast Room opens onto the 117 ft south west facing garden. Well placed for schooling and within easy reach of the town centre and station. *CHAIN FREE*

Guide price £995,000

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- Circa 1,500 sq ft
- Garden 117ft, south west facing
- Views over fields
- Chain Free
- Arranged over three floors
- Off-street parking
- Well placed for schooling
- Well proportioned rooms
- Kitchen / Breakfast Room opening onto garden
- Within easy reach of town centre & station

Entrance Hall

Living Room

13'7" x 12'10" (4.15 x 3.93)

Dining Room

14'0" x 11'11" (4.29 x 3.65)

Kitchen / Breakfast Room

9'8" x 18'0" (2.95 x 5.51)

Utility Room

10'5" x 6'8" (3.19 x 2.04)

Cloakroom

Bedroom Two

10'11" x 12'11" (max) (3.34 x 3.95 (max))

Bedroom Three

14'0" x 9'11" (4.29 x 3.04)

Study Area

10'4" x 8'11" (3.17 x 2.74)

Bedroom Four

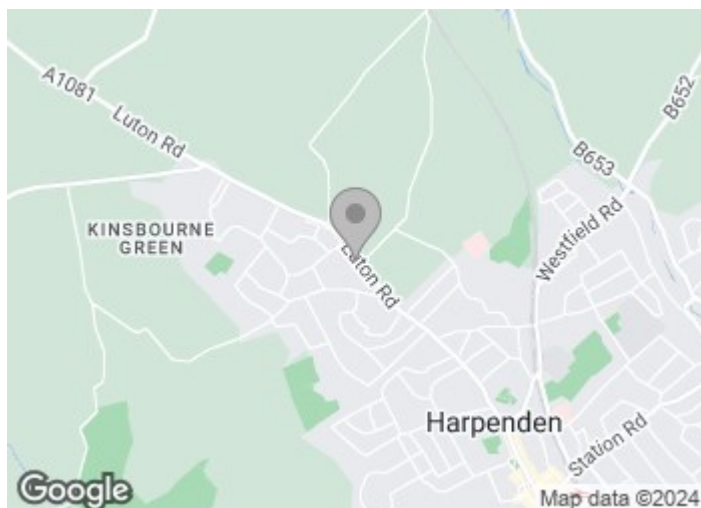
9'8" x 9'0" (2.97 x 2.75)

Bathroom

Bedroom One

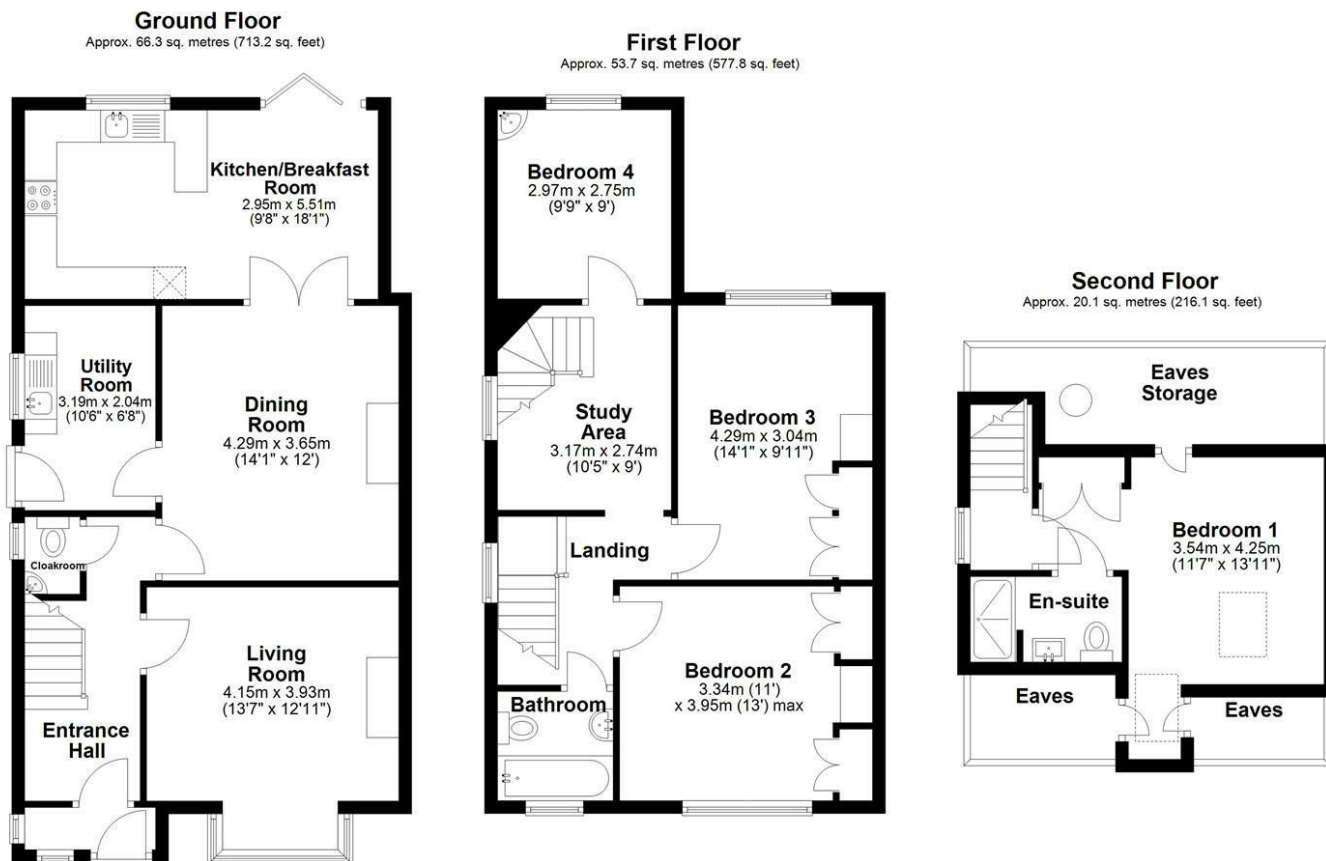
11'7" x 13'11" (3.54 x 4.25)

En-suite Shower Room





Floor Plan



Total area: approx. 140.0 sq. metres (1507.1 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	

Energy Efficiency Rating: Current 64, Potential 80
 Environmental Impact (CO₂) Rating: Current C, Potential B