



Dellcroft Way

Harpenden, AL5 2NG

Located in this sought after West Common cul-de-sac, a mature plot with planning permission for a detached home with basement. The proposed plans will create approx 3,900 sq.ft of living accommodation over three floors to include 4 first floor Bedrooms, 3 Bathrooms, 3 Reception Rooms, and a large Kitchen/Breakfast Room. The planned Basement will have a Gym/Games Room, Home Cinema, Home Office and Shower Room. Mature gardens to front and rear with an Integral Garage

Guide price £1,200,000

Dellcroft Way

Harpenden, AL5 2NG



Floor Plan

R/O 7 Dellcroft Way, Harpenden



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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