



Ashcroft Close

Harpenden, AL5 1JJ

An immaculately presented, well proportioned bungalow of circa 1,800 sq ft. The beautiful garden is 100 ft wide and has a southerly aspect. Ashcroft Close is a peaceful location, close to open countryside and within easy reach of the amenities of both Southdown and Harpenden town centre.

Guide price £1,095,000

Ashcroft Close

Harpenden, AL5 1JJ



- Circa 1,800 sq ft
- Garden 100ft wide, southerly aspect
- Within easy reach of Southdown & Harpenden
- Well proportioned rooms
- Garage
- Peaceful location
- Immaculately presented
- Close to open countryside

Entrance Hall

Living Room

20'11" x 15'10" (max) (6.39 x 4.84 (max))

Dining Room

18'2" x 9'0" (5.55 x 2.76)

Garden Room

12'0" x 12'0" (3.68 x 3.67)

Kitchen / Breakfast Room

19'3" x 9'0" (5.88 x 2.76)

Conservatory

9'6" x 8'0" (2.90 x 2.45)

Bedroom One

12'0" x 9'8" (3.66 x 2.97)

En-suite Shower Room

Bedroom Two

14'3" (max) x 12'10" (4.35 (max) x 3.93)

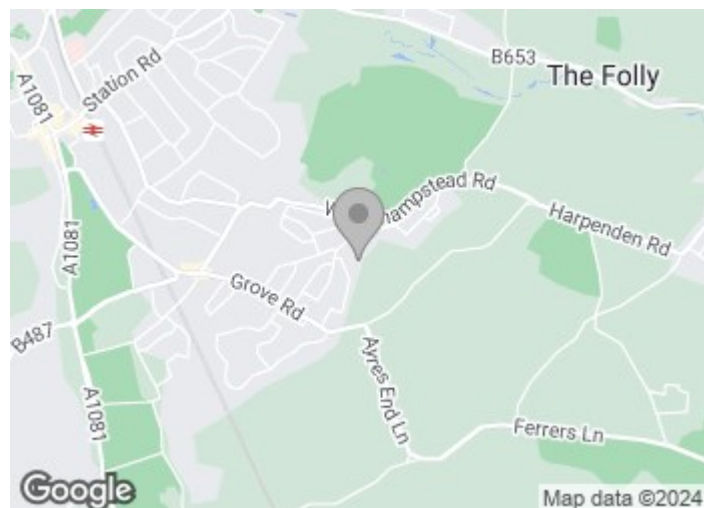
Bedroom Three

12'0" x 9'0" (3.66 x 2.76)

Bathroom

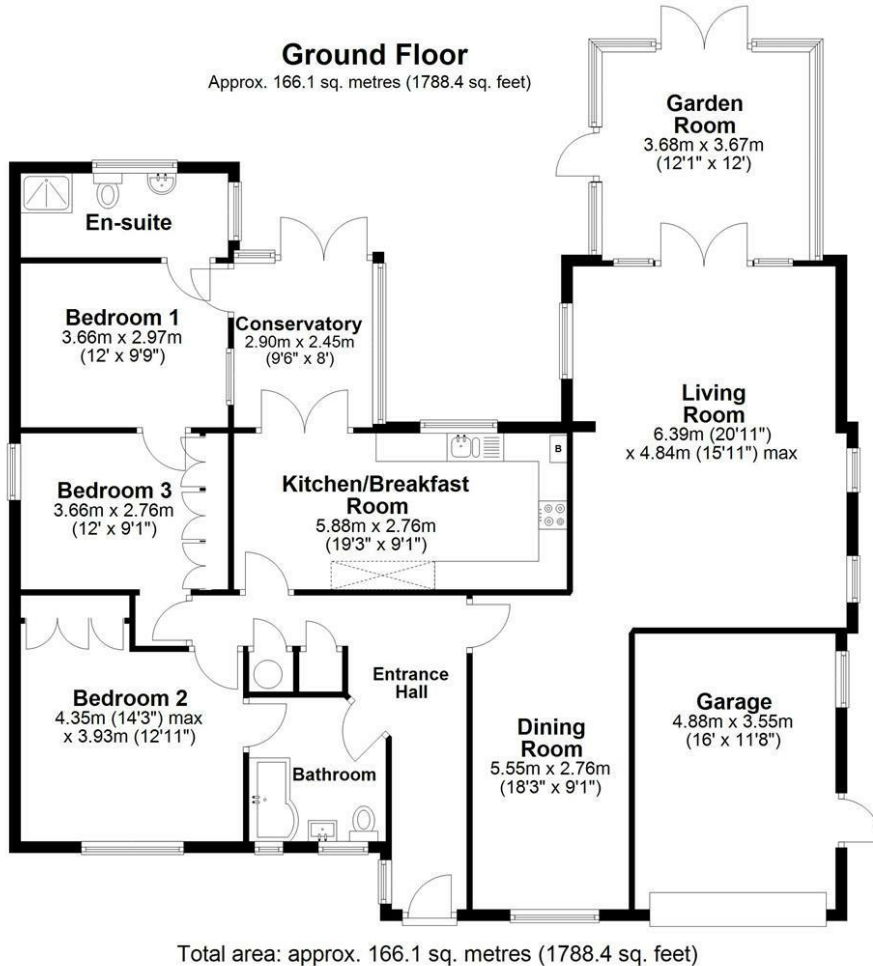
Integral Garage

16'0" x 11'7" (4.88 x 3.55)





Floor Plan



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	
Current	Potential	Current	Potential
	70		
	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	