



Park Mount

Harpenden, AL5 3AS

Handsome period property of circa 1,100 sq ft with a double Reception Room and a versatile Loft Room. The private 45ft garden has a southerly aspect. Well placed for schooling, close to the popular Nickey Line and within a short walk of Harpenden town centre and station.

Guide price £750,000

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- Circa 1,100 sq ft
- Extremely well presented
- Short walk to town centre & station
- Double Reception Room
- Garden 45ft, southerly aspect
- Close to Nickey Line
- Versatile Loft Room
- Well placed for schooling

Entrance Hall

Living Room

11'10" (max) x 10'0" (3.62 (max) x 3.05)

Dining Room

Kitchen / Breakfast Room

Bathroom

Bedroom One

15'7" x 10'2" (4.75 x 3.12)

En-suite Shower Room

Bedroom Two

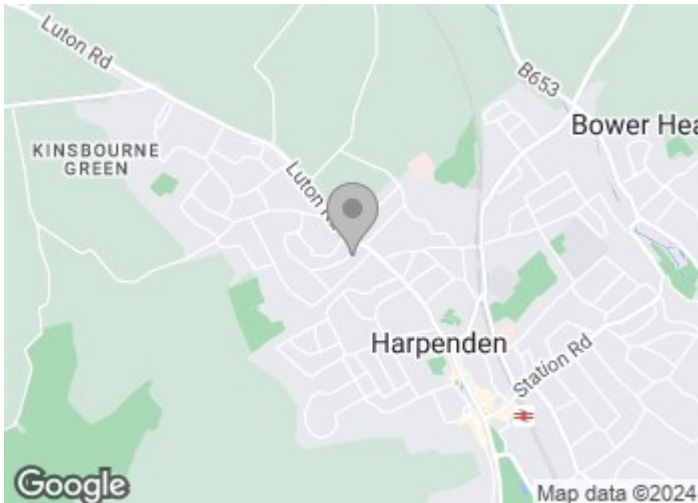
9'11" x 8'9" (3.04 x 2.69)

Bedroom Three

11'3" x 9'9" (3.43 x 2.98)

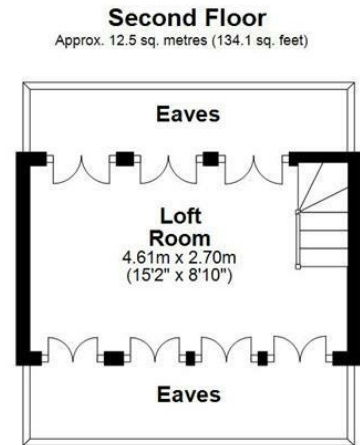
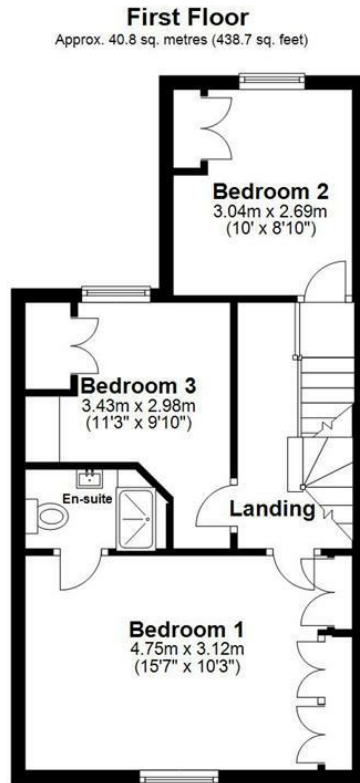
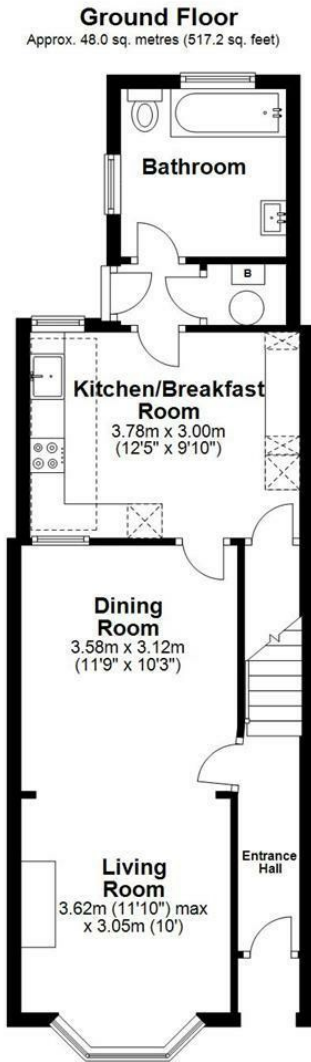
Loft Room

15'1" x 8'10" (4.61 x 2.70)





Floor Plan



Total area: approx. 101.3 sq. metres (1090.0 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-81 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