



Townsend Lane Harpenden, AL5 2PY

Rare opportunity to acquire a charming period home of circa 850 sq ft in a prime central location, moments from the town centre. Huge benefit of off-street parking and a low maintenance garden with a southerly aspect. Potential to convert outbuilding to a Home Office. *CHAIN FREE*

Guide price £895,000

Townsend Lane

Harpenden, AL5 2PY



- Circa 850 sq ft
- Off-street parking
- Chain Free
- Well proportioned rooms
- Outbuilding & Store
- Garden with southerly aspect
- Central location

Entrance Hall

Utility Room

7'11" x 7'11" (2.43 x 2.42)

Living Room

14'7" (max) x 11'10" (4.45 (max) x 3.63)

Family / Dining Room

18'6" x 8'3" (5.65 x 2.53)

Kitchen

14'11" x 8'5" (4.56 x 2.57)

Shower Room

Bedroom One

11'5" x 11'10" (3.49 x 3.63)

Bedroom Two

11'6" x 8'3" (3.52 x 2.53)

Bathroom

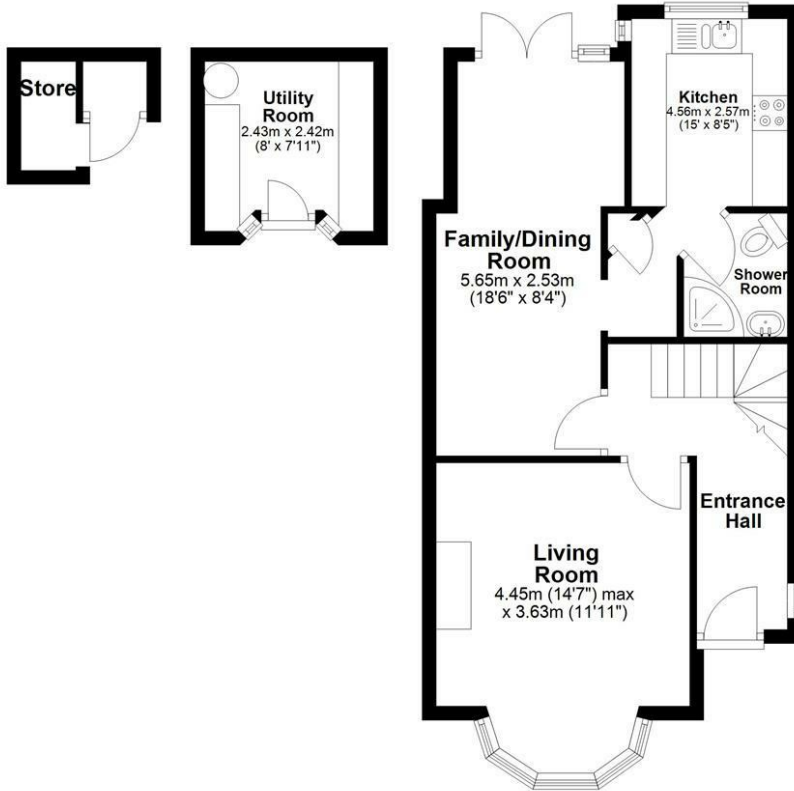




Floor Plan

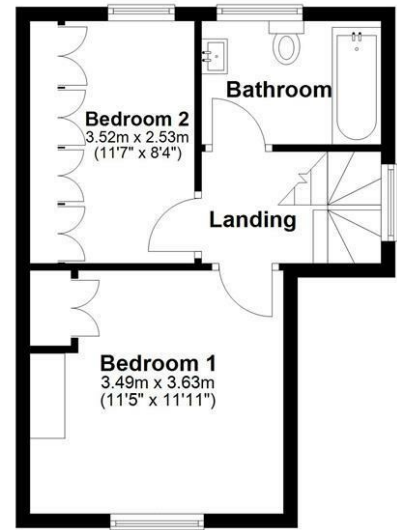
Ground Floor

Main area: approx. 47.6 sq. metres (512.6 sq. feet)
Plus outbuildings, approx. 7.4 sq. metres (79.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Main area: Approx. 78.8 sq. metres (848.7 sq. feet)
Plus outbuildings, approx. 7.4 sq. metres (79.7 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			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	