



## 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 £795,000**

# 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

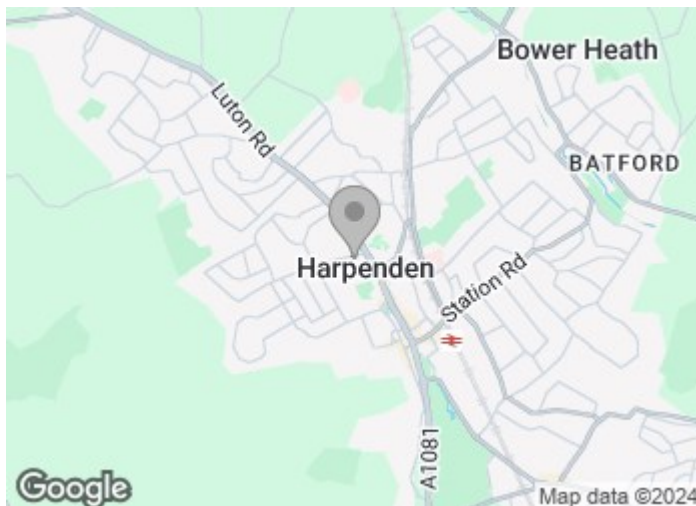
## Bedroom One

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

## Bedroom Two

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

## Bathroom

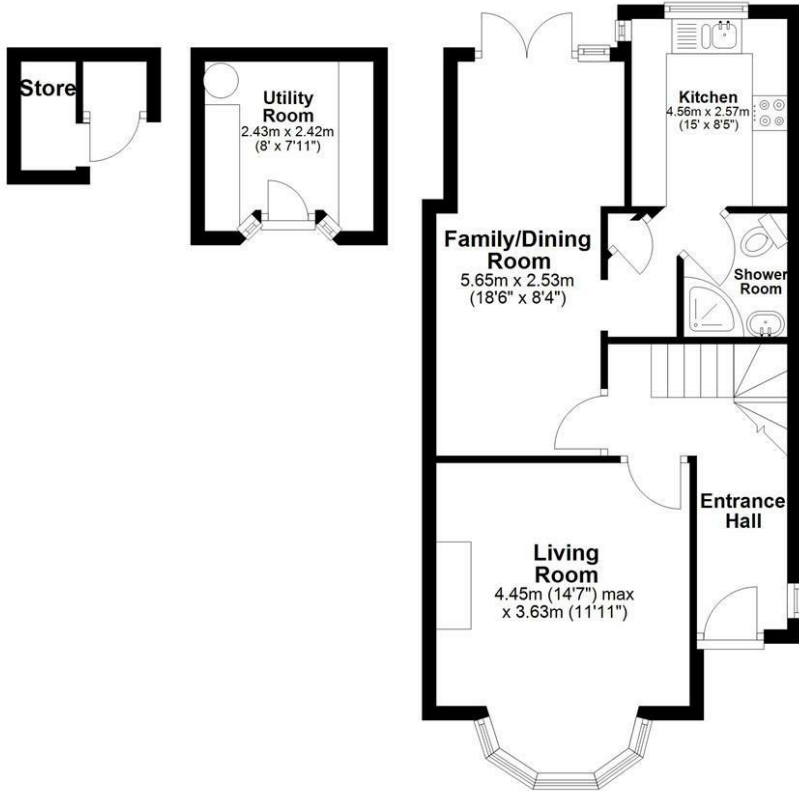




# Floor Plan

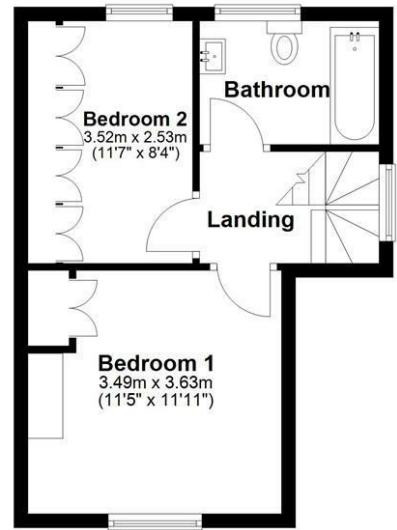
## Ground Floor

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.

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