



Englehurst

Harpenden, AL5 5SQ

Well presented family home of circa 1,055 sq ft with a double Reception Room opening onto the 45ft garden which has a westerly aspect. Additional benefit of a Garage which could be converted to living space (STPP). Well placed for schooling and walking distance to the town centre and station.

Guide price £650,000

Englehurst

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- Circa 1,055 sq ft
- Garden 45ft, westerly aspect
- Well placed for schooling
- Double Reception Room
- Garage with potential to convert (STPP)
- Walking distance to town centre & station
- Well presented throughout
- Off-street parking

Living / Dining Room

25'1" x 10'9" (7.67 x 3.29)

Kitchen

15'5" x 6'8" (4.72 x 2.05)

Cloakroom

Bedroom One

17'10" x 9'0" (5.44 x 2.75)

Bedroom Two

9'10" x 9'6" (3.00 x 2.92)

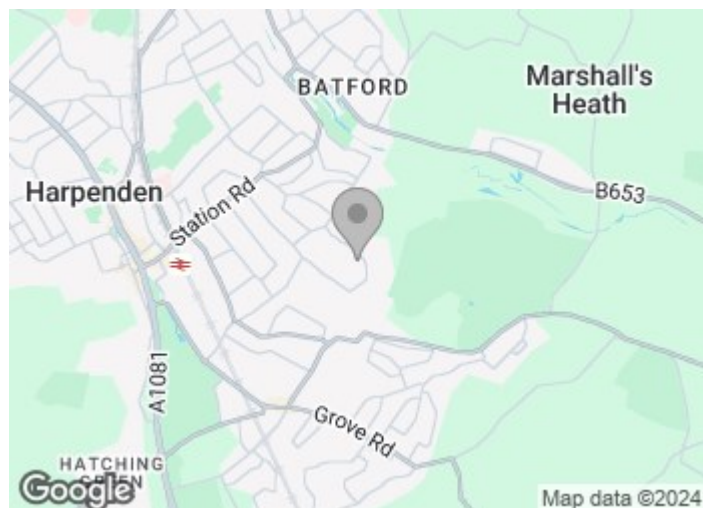
Bedroom Three

9'10" x 7'11" (3.00 x 2.43)

Shower Room

Integral Garage

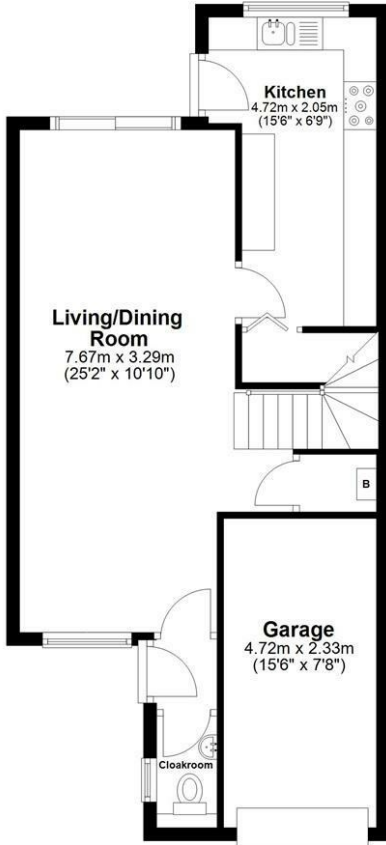
15'5" x 7'7" (4.72 x 2.33)



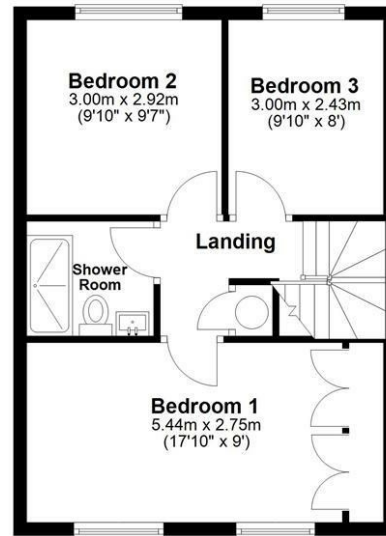


Floor Plan

Ground Floor
Approx. 56.2 sq. metres (604.5 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 98.1 sq. metres (1055.7 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 | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | 85 | (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 | |