



Milton Road Harpenden, AL5 5LR

Immaculately presented family home of circa 960 sq ft with open plan living space. The Family Room opens onto the low maintenance private garden which has a southerly aspect. Linden Court is a peaceful cul de sac, set back from Milton Road. Well placed for schooling, close to The Common and within a short walk of the town centre and station. (Parking - residents permit).

Guide price £595,000

Milton Road

Harpenden, AL5 5LR



- Circa 960 sq ft
- Garden southerly aspect
- Close to The Common
- Open plan living space
- Short walk to town centre & station
- Parking residents permit
- Extremely well presented
- Well placed for schooling

Living Room

9'9" x 17'1" (2.98 x 5.23)

Kitchen / Dining Room

10'0" x 17'2" (3.07 x 5.25)

Family Room

8'11" x 15'1" (2.74 x 4.60)

Utility Room

Cloakroom

Bedroom One

10'8" x 10'8" (3.26 x 3.26)

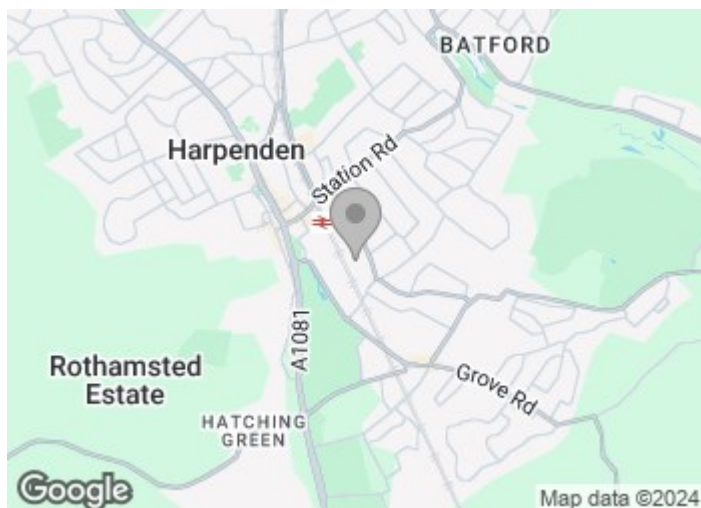
Bedroom Two

9'5" x 17'2" (2.88 x 5.24)

Bedroom Three

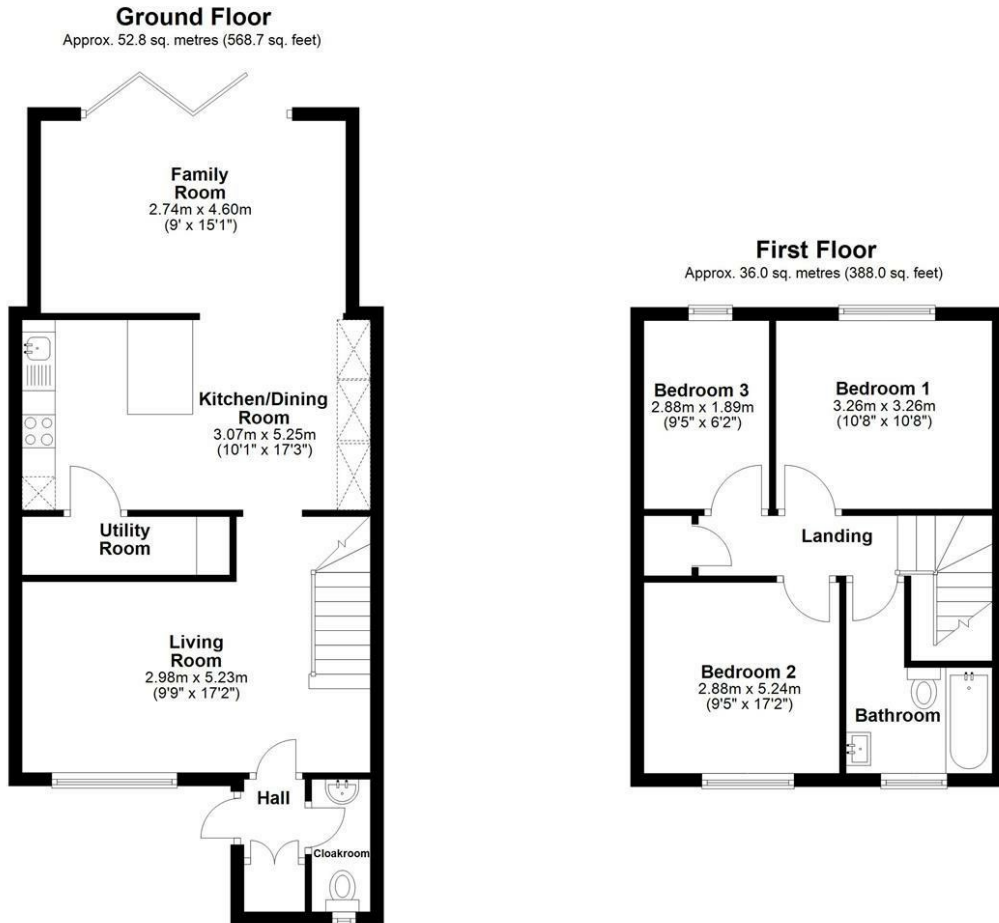
9'5" x 6'2" (2.88 x 1.89)

Bathroom





Floor Plan



Total area: approx. 88.9 sq. metres (956.8 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			(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			England & Wales		