



Pickford Hill

Harpenden, AL5 5HJ

Refurbished by our clients this excellent family home has versatile living space and includes a large Garden Room, with the benefit of off road parking. Close to Pickford Hill park and beautiful open countryside & excellent schooling. ** CHAIN FREE**

Guide price £525,000

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- Newly refurbished
- Off road parking for 2 cars
- Versatile living space
- Close to Pickford Hill Park
- Large garden room
- Access to beautiful open countryside.

Entrance Hall

Living Room

21'4" x 12'4" (6.52m x 3.78m)

Kitchen / Breakfast Room

5.48m x 2.7m

Conservatory

12'11" x 9'9" (3.94m x 2.989m)

Bedroom One

13'9" x 9'6" (4.21m x 2.90m)

Bedroom Two

11'8" x 11'4" (3.57m x 3.47m)

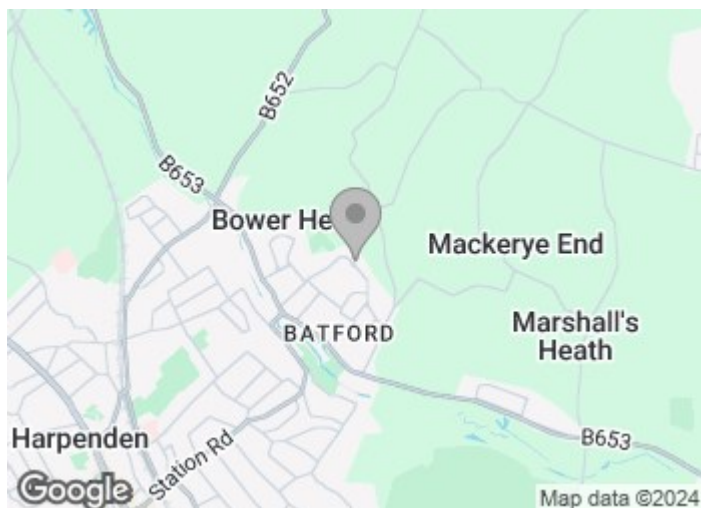
Bedroom Three

8'9" x 8'6" (2.69m x 2.60m)

Bathroom

Garden Room

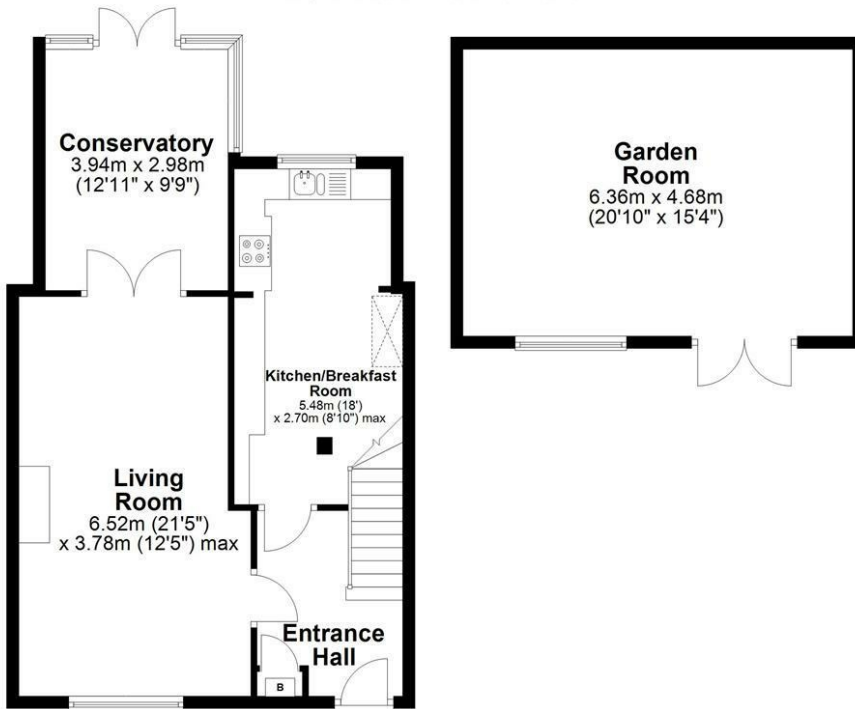
20'10" x 15'4" (6.36m x 4.68m)





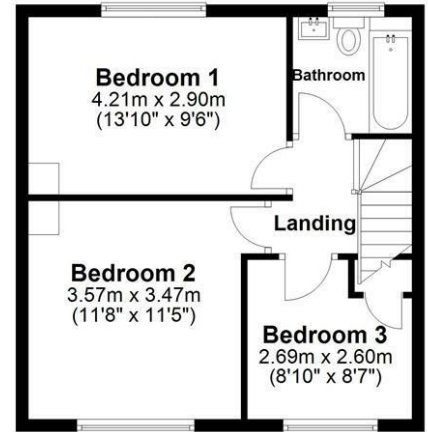
Ground Floor

Main area: approx. 58.4 sq. metres (628.4 sq. feet)
 Plus garden room, approx. 29.8 sq. metres (320.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Main area: Approx. 99.5 sq. metres (1070.8 sq. feet)

Plus garden room, approx. 29.8 sq. metres (320.3 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		
(92-101) A			(92-101) 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	