



## Coldharbour Lane

Harpenden, AL5 4NF

A charming period cottage with a Home Office / Studio in the 80 ft south west facing garden. Additional benefit of off-street parking. A peaceful location within easy reach of Harpenden town centre and close to beautiful open countryside.

**Guide price £485,000**

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- Well presented throughout
- Garden 80 ft, south west facing
- Close to open countryside
- Circa 620 sq ft
- Off-street parking (one space)
- Home Office / Studio
- Within easy reach of Harpenden

## Living Room

11'8" x 11'1" (3.58 x 3.38)

## Dining Room

11'9" x 9'10" (3.59 x 3.02)

## Kitchen

10'5" x 6'8" (3.20 x 2.04)

## Bathroom

## Bedroom One

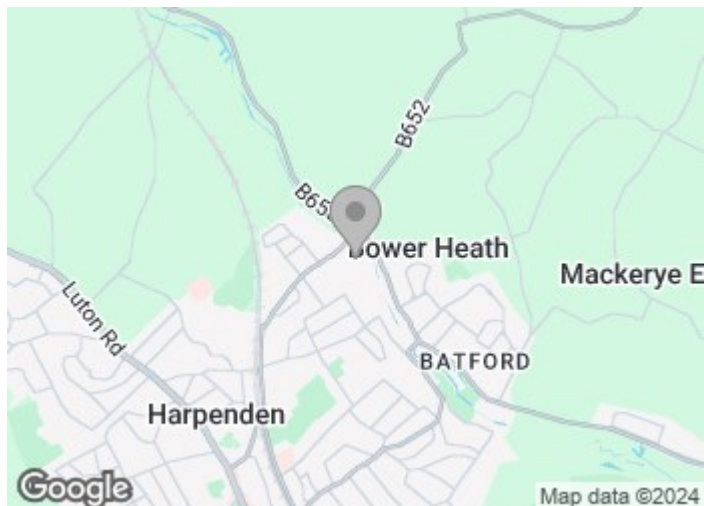
11'10" x 11'3" (3.62 x 3.43)

## Bedroom Two

9'11" x 8'9" (3.03 x 2.68)

## Home Office

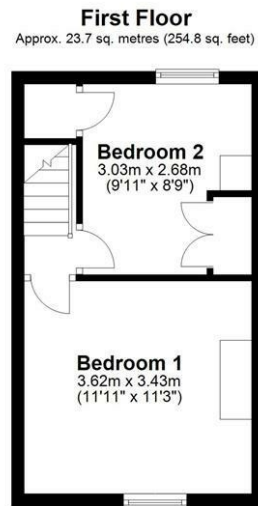
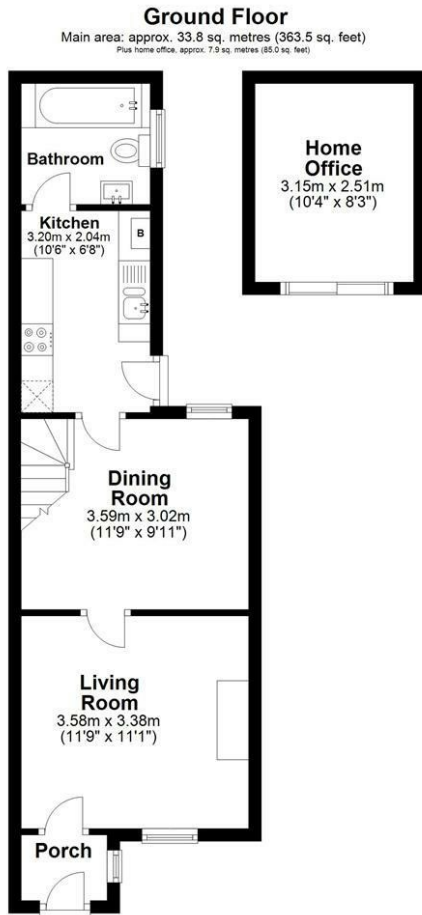
10'4" x 8'2" (3.15 x 2.51)







# Floor Plan



**Main area: Approx. 57.4 sq. metres (618.3 sq. feet)**  
Plus home office, approx. 7.9 sq. metres (85.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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