



Coldharbour Lane

Harpenden, AL5 4NF

Well presented family home of over 990 sq ft with 95ft west facing garden and the added benefit of a garage. Coldharbour Lane is moments from beautiful open countryside and within walking distance of Harpenden town centre and station.

Guide price £795,000

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- Lovely family home
- West facing 95 ft garden
- Walking distance to Harpenden town centre and station.
- Well presented throughout
- Close to open countryside
- Garage
- Peaceful location

Entrance Hall

Living Room

12'2" x 11'1" (3.72m x 3.40m)

Kitchen/Dining Room

10'8" x 12'0" (6m x 3.68m)

Family Area

12'8" x 9'2" (3.88m x 2.80m)

Bedroom One

10'9" x 10'5" (3.29m x 3.20m)

Bedroom Two

11'1" x 10'10" (3.40m x 3.31m)

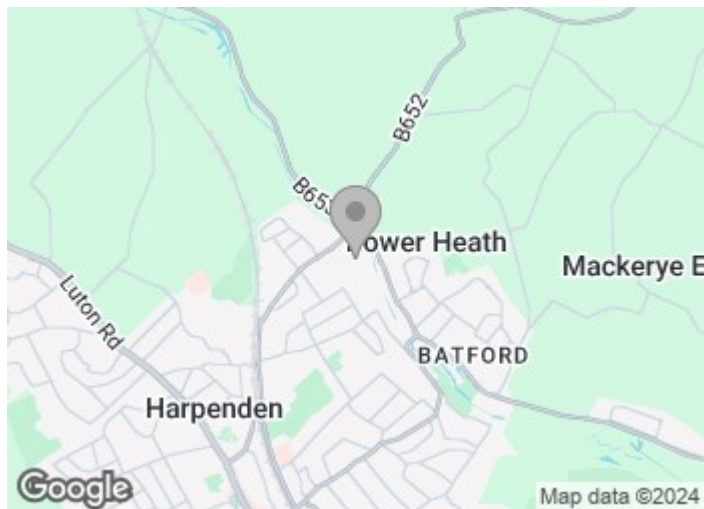
Bedroom Three

8'6" x 8'3" (2.60m x 2.52m)

Bathroom

Garage

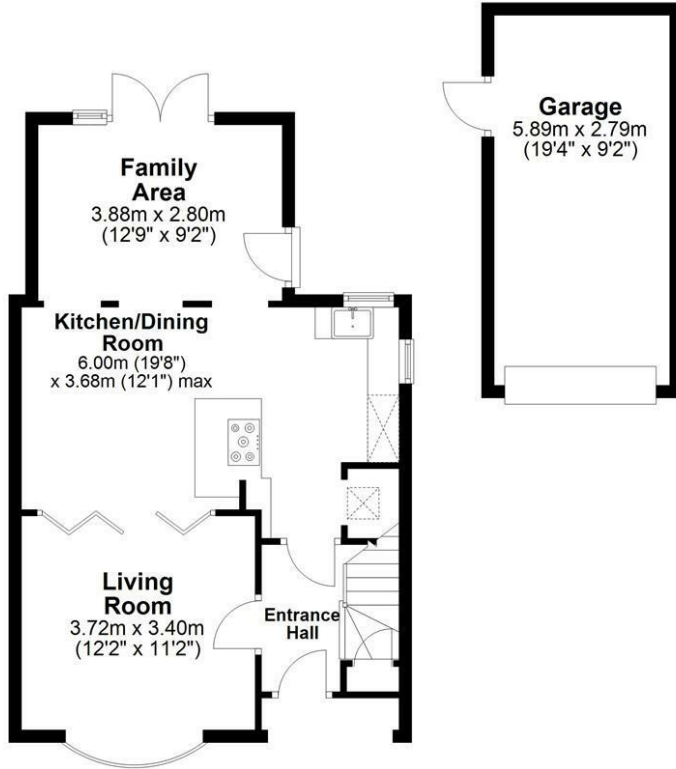
19'3" x 9'1" (5.89m x 2.79m)





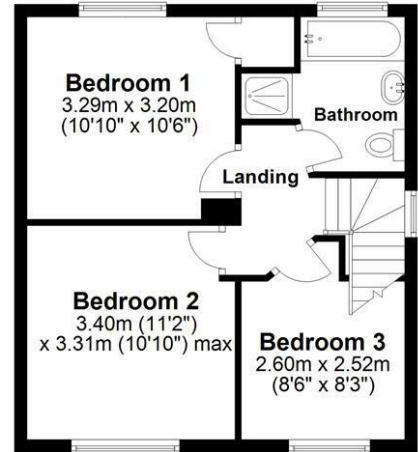
Ground Floor

Main area: approx. 51.9 sq. metres (559.0 sq. feet)
 Plus garage, approx. 16.4 sq. metres (176.8 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Main area: Approx. 92.2 sq. metres (992.6 sq. feet)
 Plus garage, approx. 16.4 sq. metres (176.8 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
68		83			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	