



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

Coldharbour Lane

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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

19'8" 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)

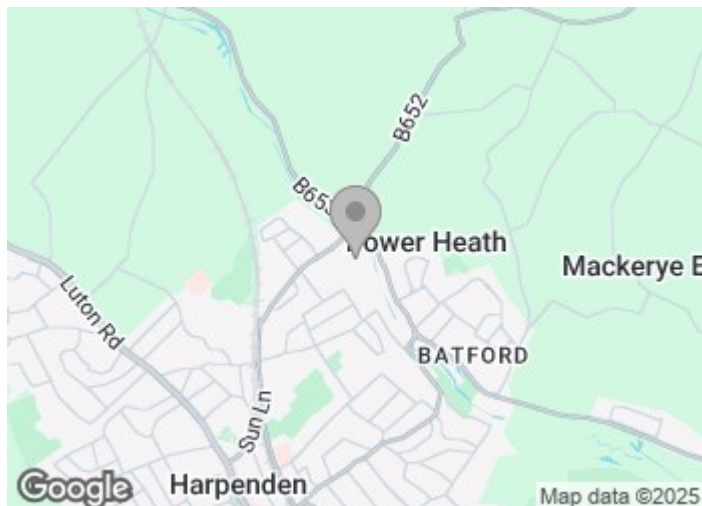
Bedroom Three

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

Bathroom

Garage

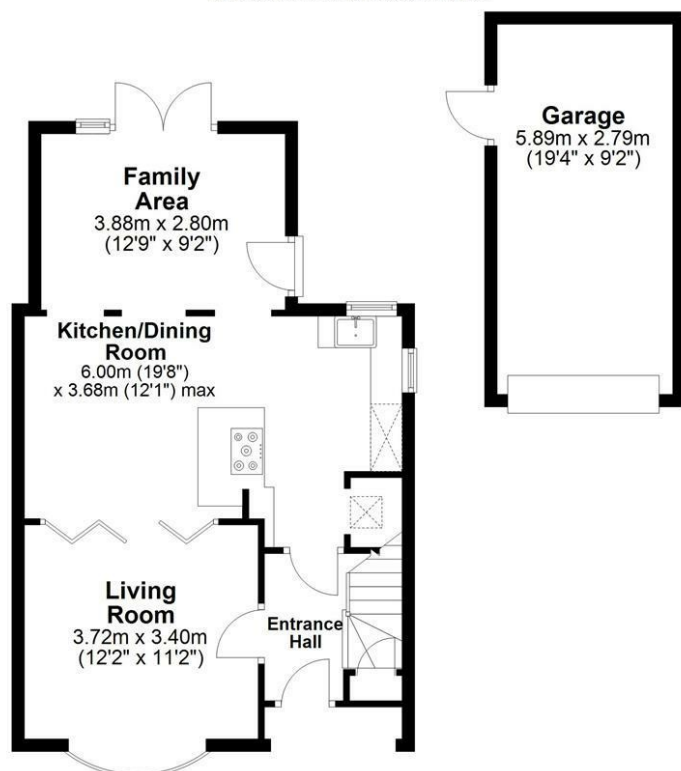
19'3" x 9'1" (5.89m x 2.79m)





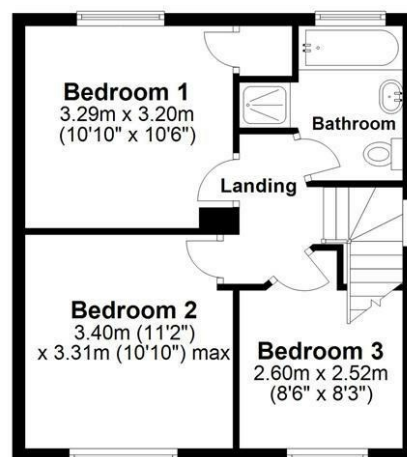
Ground Floor

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

Rating	Score Range	2019/2020	2025/2026 Target
A	(92 plus)		
B	(81-91)		83
C	(69-80)		
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2010/31/EU

Environmental Impact (CO₂) Rating

Rating	Score Range	2019/2020	2025/2026 Target
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Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2010/31/EU