



Ottertton Close

Harpenden, AL5 3BE

In a peaceful spot (just off Harpenden Rise), this extremely well presented family home of circa 1,725 sq ft is arranged over three floors and includes a large open plan Kitchen / Dining Room. The private garden has a westerly aspect. Walking distance from the town centre and station, close to the popular Nickey Line and ideally located for schooling.

Guide price £895,000

Otterton Close

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- Circa 1,750 sq ft
- Arranged over three floors
- Open plan Kitchen / Dining Room
- Private garden
- Off-street parking
- Ideally located for schooling
- Walking distance to town centre & station
- Close to Nickey Line
- Peaceful location

Living Room

18'8" x 11'4" (5.70 x 3.47)

Family Area

10'5" x 9'1" (3.18 x 2.78)

Kitchen / Breakfast Room

16'11" x 13'1" (5.17 x 4.00)

Dining Area

16'4" x 8'2" (5.00 x 2.51)

Bedroom One

13'0" x 11'4" (3.97 x 3.47)

En-suite Shower Room

Bedroom Two

11'6" x 10'1" (3.53 x 3.09)

Bedroom Three

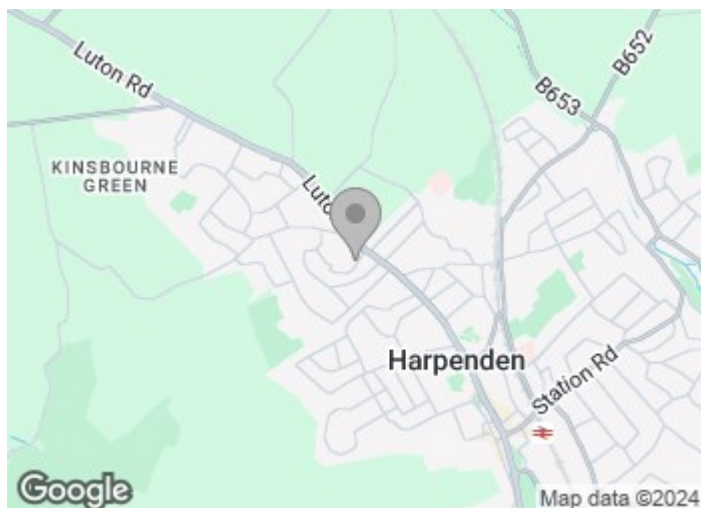
16'10" x 8'4" (5.14 x 2.56)

Family Bathroom

Bedroom Four

15'9" x 11'8" (4.82 x 3.56)

Store Room

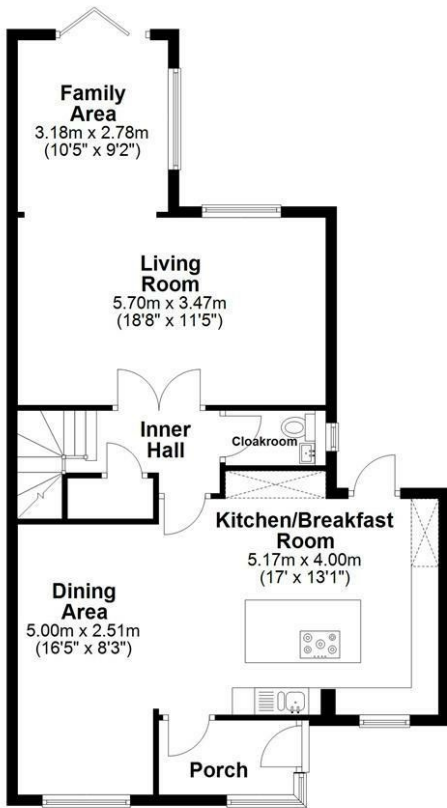




Floor Plan

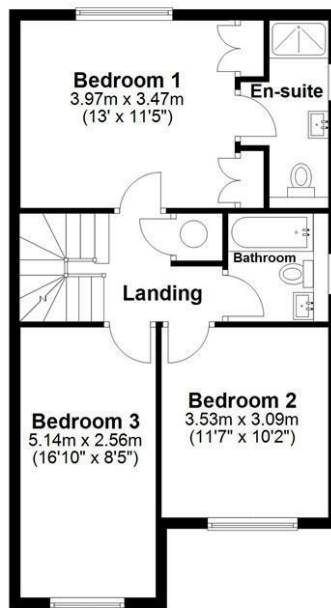
Ground Floor

Approx. 77.4 sq. metres (833.4 sq. feet)



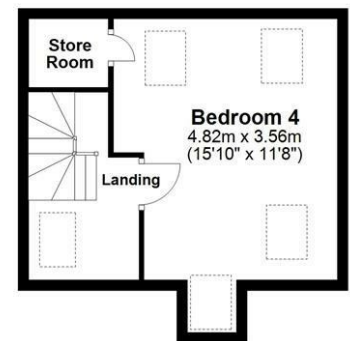
First Floor

Approx. 56.7 sq. metres (610.7 sq. feet)



Second Floor

Approx. 28.3 sq. metres (305.0 sq. feet)



Total area: approx. 162.5 sq. metres (1749.2 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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	