Waveney Road

Harpenden, AL5 4QZ

Set on a corner plot, this family home of circa 1,275 sq ft offers huge potential, with planning permission to extend to both the side and rear (ref 5/2023/1786). The private garden has a southerly aspect and there is the benefit of a garage, as well as off-street parking. Ideally placed for schooling and within walking distance of the town centre and station. *CHAIN FREE*

Guide price £699,950

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- Circa 1,275 sq ft

- Garage & off-street parking

- Close to open countryside

- Planning permission to extend ref 5/2023/1786

- Ideally located for schooling

- Chain Free

- Garden circa 45 ft, southerly aspect

- Walking distance to town centre & station

Entrance Hall

Living Room
20'9" x 11'10" (max) (6.35 x 3.62 (max))

Kitchen
12'0" x 7'9" (max) (3.66 x 2.38 (max))

Family Room
16'2" (max) x 7'6" (4.95 (max) x 2.29)

Utility Room
11'10" x 7'7" (3.63 x 2.33)

Cloakroom

Bedroom One
11'8" x 10'6" (3.56 x 3.22)
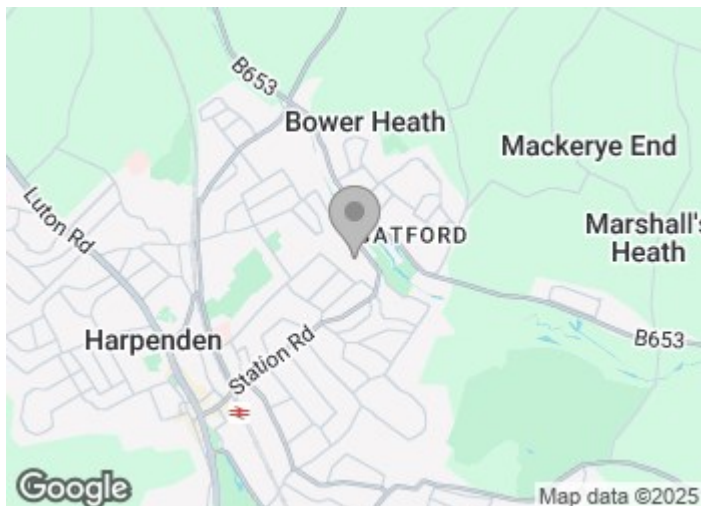
Bedroom Two
11'8" x 11'6" (max) (3.58 x 3.52 (max))

Bedroom Three
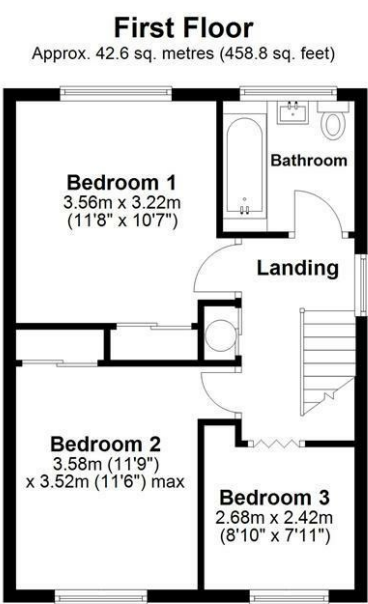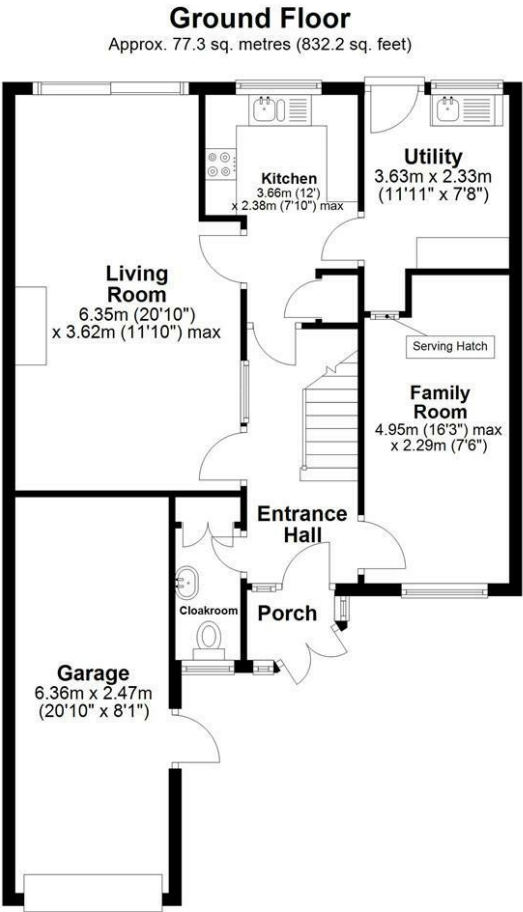8'9" x 7'11" (2.68 x 2.42)

Bathroom

Integral Garage
20'10" x 8'1" (6.36 x 2.47)

Floor Plan

Ground Floor
Approx. 77.3 sq. metres (832.2 sq. feet)

Kitchen
3.66m (12')
x 2.38m (7'10") max

Utility
3.63m x 2.33m
(11'11" x 7'8")

Living Room
6.35m (20'10")
x 3.62m (11'10") max

Serving Hatch

Family Room
4.95m (16'3") max
x 2.29m (7'6")

Entrance Hall

Cloakroom

Porch

Garage
6.36m x 2.47m
(20'10" x 8'1")

First Floor
Approx. 42.6 sq. metres (458.8 sq. feet)

Bedroom 1
3.56m x 3.22m
(11'8" x 10'7")

Bathroom

Landing

Bedroom 2
3.58m (11'9")
x 3.52m (11'6") max

Bedroom 3
2.68m x 2.42m
(8'10" x 7'11")

Total area: approx. 119.9 sq. metres (1291.1 sq. feet)

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

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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