











Coldharbour Lane

Harpenden, AL5 4NF

Recently refurbished, this beautifully presented family home has open plan living and a fabulous 8oft West facing garden. Coldharbour Lane is moments from beautiful open countryside and within walking distance of Harpenden town centre and station.

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Harpenden, AL₅ 4NF



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- Period cottage in excellent condition
 - ottage in excellent Open Plan living
- Off street parking

- 8oft west facing garden
- Close to open countryside
- Peaceful location

 Walking distance to Harpenden town centre and station.

Entrance Hall

Living Room

21'1" x 11'6" (6.43m x 3.51m)

Kitchen/Dining Room

16'8" x 16'2" (5.10m x 4.95m)

Utility Room

8'0" x 6'8" (2.44m x 2.05m)

Bedroom One

13'1" x 9'11" (4m x 3.03m)

En-Suite Shower Room

Bedroom Two

11'7" x 11'2" (3.55m x 3.41m)

Bedroom Three

9'11" x 8'8" (3.03m x 2.66m)

Bedroom Four

7'10" x 7'10" (2.40m x 2.39m)

Bathroom

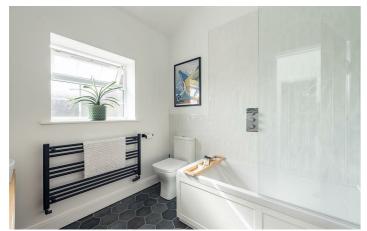


















Ground Floor Approx. 64.2 sq. metres (691.3 sq. feet) First Floor Approx. 54.2 sq. metres (583.1 sq. feet) Kitchen/Dining **Room** 5.10m x 4.95m (16'9" x 16'3") Bedroom 1 4.00m x 3.03m (13'1" x 9'11") Shower En-suite Utility Room 2.44m x 2.05m (8' x 6'9") **Bathroom** Bedroom 3 3.03m x 2.66m (9'11" x 8'9") Landing Living Room 6.43m x 3.51m (21'1" x 11'6") Bedroom 4 2.40m x 2.39m (7'10" x 7'10") Bedroom 2 3.55m x 3.41m (11'8" x 11'2") **Entrance** Hall

Total area: approx. 118.4 sq. metres (1274.4 sq. feet)

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

Plan produced using PlanUp.

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