



22 Riverford Close

Harpenden, AL5 4LY

An immaculately presented two bedroom, ground floor maisonette in a quiet, residential cul-de-sac. This generously apportioned home features two double bedrooms, a large living room with feature fireplace and it's own private rear garden that's accessible directly from the property. Riverford Close is a popular location ideally positioned for convenient access to the station and town centre and close to local outstanding schools.

Guide price £350,000

22 Riverford Close

Harpenden, AL5 4LY



- Ground floor maisonette immaculately presented throughout
- Private, west-facing rear garden accessed directly from the property
- Two double bedrooms
- Conveniently located for access to the station, town centre and local outstanding schools
- No service charge and minimal ground rent
- Council tax band C

Entrance Hall

Kitchen

11'8" x 6'10" (3.57 x 2.09)

Living Room

16'6" x 11'1" (5.04 x 3.38)

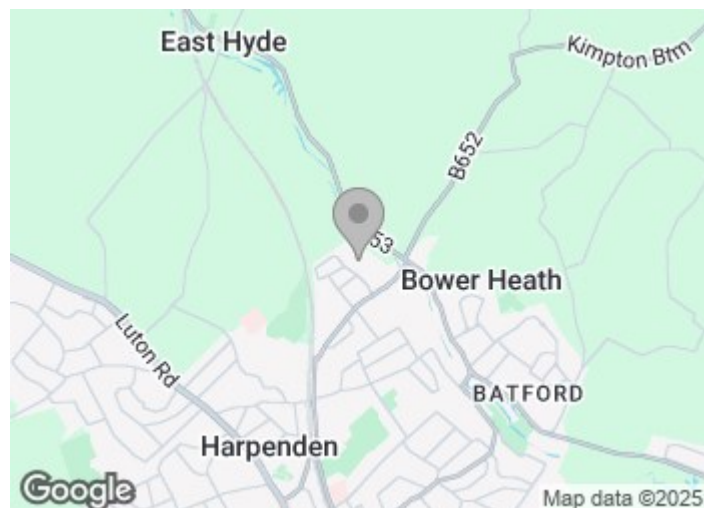
Bedroom 1

15'7" x 9'8" (4.76 x 2.95)

Bathroom

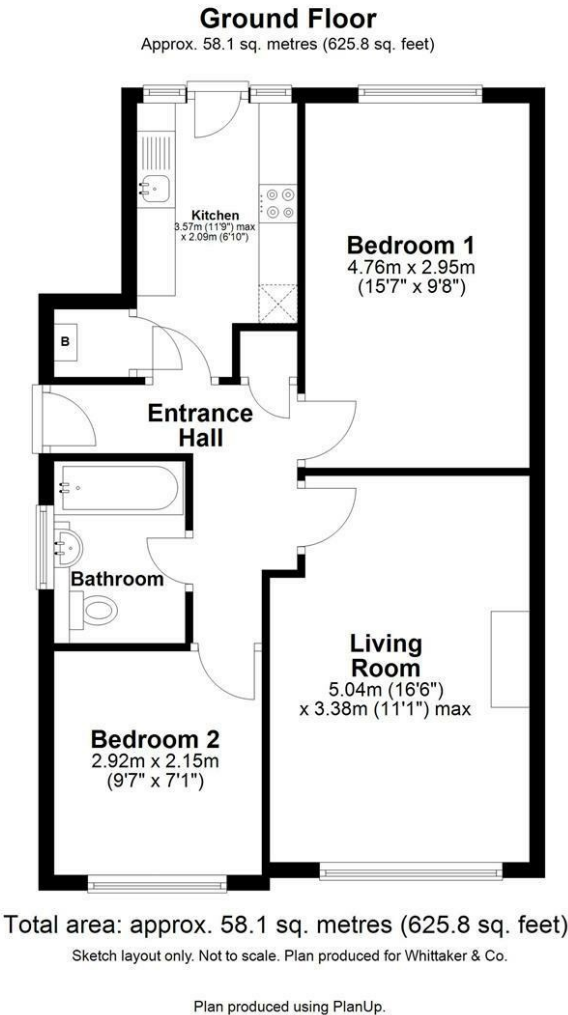
Bedroom 2

9'6" x 7'0" (2.92 x 2.15)



[Directions](#)





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 firms 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	