











# 153 Luton Road Harpenden, AL5 3BN

This charming, two bedroom period cottage has been thoughtfully renovated throughout to a good standard by our clients. This home benefits from a generous rear garden, original features throughout, two double bedrooms, and a brand new garden office. The property is a short walk to town centre and station as well as being close to beautiful open countryside.

# 153 Luton Road

## Harpenden, AL5 3BN









- · Charming two bedroom period cottage · Recently renovated throughout by our · 75ft South-West facing garden
- Two double bedrooms
- Brand new Home Office fitted in the · Potential to extend further STPP
- Close to outstanding local schools
- Short walk to town centre and station Council Tax band C as well as being close to beautiful open countryside.

### Living Room

12'9" x 11'4" (3.89 x 3.46)

### Kitchen/Dining Room

12'9" x 11'2" (3.89 x 3.42)

Bathroom

#### Bedroom 1

12'8" x 11'4" (3.88 x 3.46)

#### Bedroom 2

11'4" x 9'9" (3.46 x 2.98)

#### Home Office

9'4" x 7'5" (2.85 x 2.27)

#### Store

9'4" x 3'5" (2.85 x 1.05)



**Directions** 











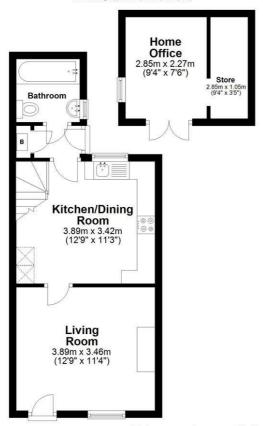




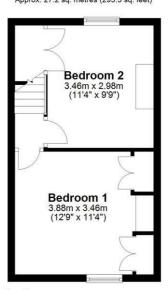


#### **Ground Floor**

Main area: approx. 32.2 sq. metres (347.0 sq. feet)
Plus outbuildings, approx. 9.7 sq. metres (104.9 sq. feet)



First Floor Approx. 27.2 sq. metres (293.3 sq. feet)



Main area: Approx. 59.5 sq. metres (640.3 sq. feet)
Plus outbuildings, approx. 9.7 sq. metres (104.9 sq. feet)

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

Plan produced using PlanUp.

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