How Field

Harpenden, AL5 3AU

Super opportunity to acquire a lovely family home of circa 2000 sq ft with well proportioned rooms and integral garage offering great potential for development and refurbishment. Located in a quiet cul-de-sac, close to the popular Nickey Line this property is ideally placed for excellent schooling and within walking distance of the town centre and station ** CHAIN FREE **

Guide price £1,150,000

How Field

Harpenden, AL5 3AU

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- Super family home of circa 2000 sq ft
- Potential for development/refurbishment
- Easy access to the town centre and station

- Four bedrooms and two bathrooms
- Close to the popular Nickey Line
- **CHAIN FREE**

- Integral garage and private driveway
- Ideally placed for excellent schooling
- Council Tax Band G

Entrance Hall

Living Room
17'3" x 11'11" (5.26m x 3.64m)

Dining Room
15'2" x 11'10" (4.63m x 3.62m)

Kitchen/Breakfast Room
12'0" x 11'10" (3.68m x 3.62m)

Utility Room
7'10" x 5'6" (2.40m x 1.69m)

Cloakroom

Conservatory
14'4" x 11'3" (4.38m x 3.44m)

Bedroom One
15'0" x 12'4" (4.59m x 3.78m)

Bedroom Two
14'11" x 12'4" (4.56m x 3.78m)

Bedroom Three
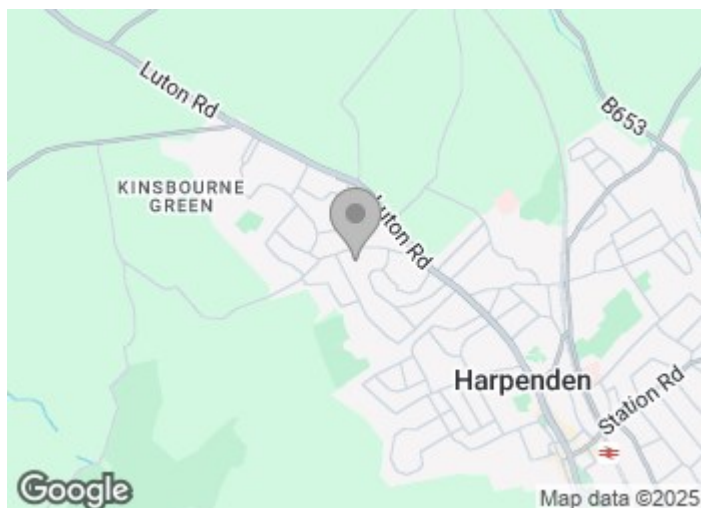14'0" x 11'1" (4.27m x 3.39m)

Bedroom Four
13'7" x 10'10" (4.15m x 3.31m)

Shower Room

Bathroom

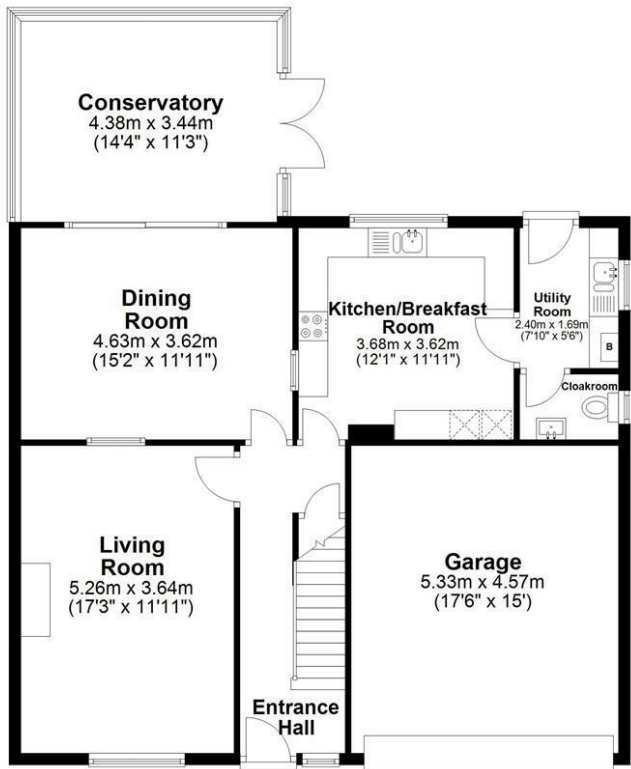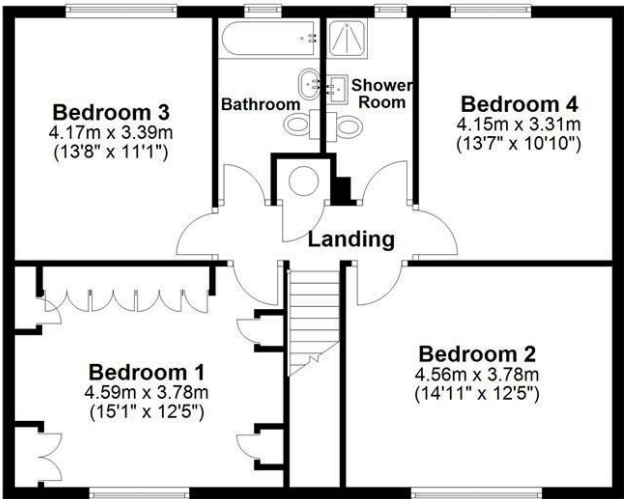### Garage
17'5" x 14'11" (5.33m x 4.57m)

Ground Floor
Approx. 107.5 sq. metres (1156.7 sq. feet)

Conservatory
4.38m x 3.44m
(14'4" x 11'3")

Dining Room
4.63m x 3.62m
(15'2" x 11'11")

Kitchen/Breakfast Room
3.68m x 3.62m
(12'1" x 11'11")

Utility Room
2.40m x 1.69m
(7'10" x 5'6")

Cloakroom

Living Room
5.26m x 3.64m
(17'3" x 11'11")

Garage
5.33m x 4.57m
(17'6" x 15')

Entrance Hall

First Floor
Approx. 82.1 sq. metres (883.8 sq. feet)

Bedroom 3
4.17m x 3.39m
(13'8" x 11'1")

Bathroom

Shower Room

Bedroom 4
4.15m x 3.31m
(13'7" x 10'10")

Landing

Bedroom 1
4.59m x 3.78m
(15'1" x 12'5")

Bedroom 2
4.56m x 3.78m
(14'11" x 12'5")

Total area: approx. 189.6 sq. metres (2040.5 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		82
(69-80) C		
(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