



## Mallard Mews

Harpenden, AL5 4UX

Extremely well presented, three bedroom home with newly fitted kitchen, off-street parking and a low maintenance garden. Close to both the station and Batford Springs Nature Reserve and well placed for excellent schooling. Mallard Mews was constructed by highly regarded local firm, Jarvis, in 2007. **\*\*CHAIN FREE\*\***

**Guide price £725,000**

# Mallard Mews

Harpenden, AL5 4UX



- Immaculately presented
- Two Bathrooms
- Close to Batford Springs
- Semi-detached
- Newly Fitted Kitchen
- \*\*Chain Free\*\*
- Three Bedrooms
- Close to station & schooling
- Council Tax Band E

## Entrance Hall

## Living Room

12'0" x 15'8" (3.68 x 4.78)

## Kitchen

12'0" x 11'5" (max) (3.68 x 3.50 (max))

## Dining Room

16'0" x 8'2" (4.88 x 2.49m)

## Cloakroom

## Bedroom One

12'2" x 13'6" (max) (3.73 x 4.14 (max))

## En-suite Shower Room

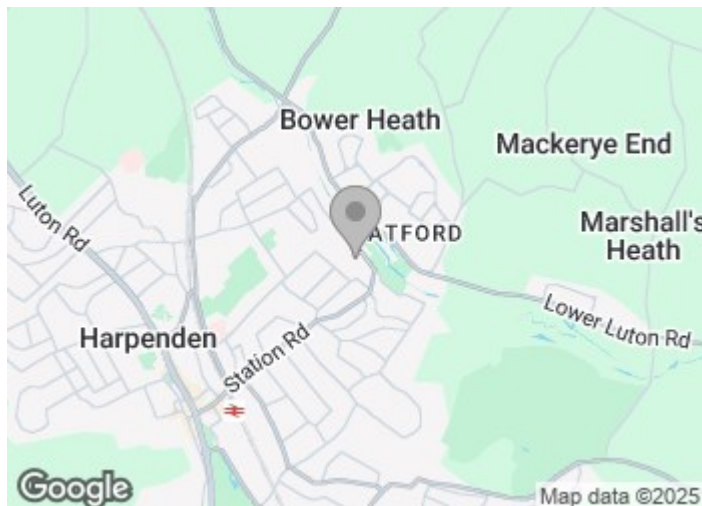
## Bedroom Two

12'2" x 7'8" (3.73 x 2.34)

## Bedroom Three

12'2" x 7'8" (3.73 x 2.34)

## Bathroom

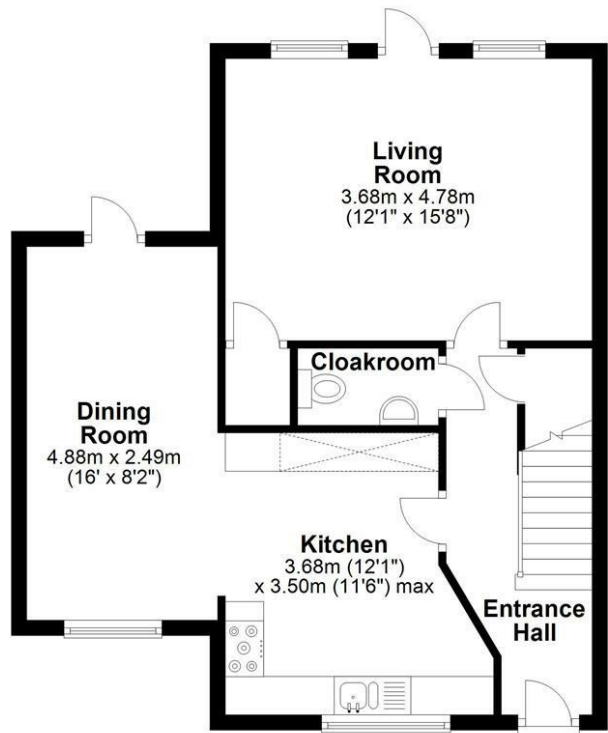




Floor Plan

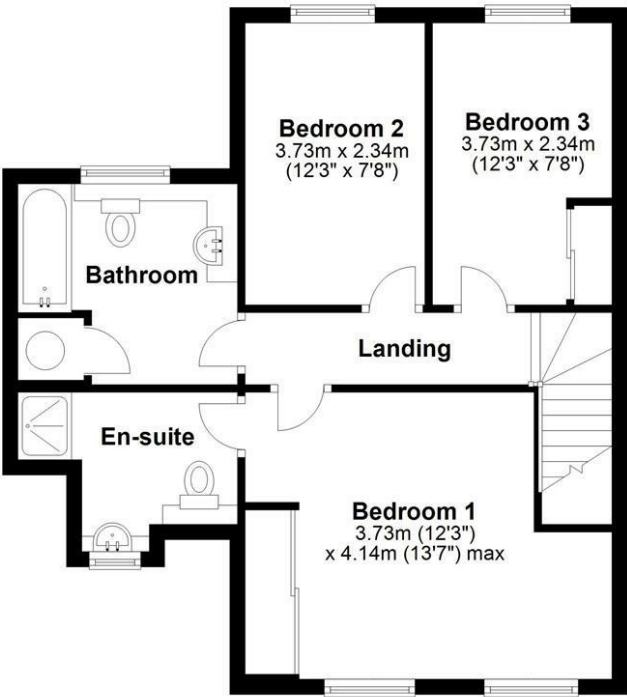
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 107.6 sq. metres (1157.8 sq. feet)

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

Plan produced using PlanUp.

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