

Harpenden Road

St. Albans, AL3 6BY



Harpenden Road

St. Albans, AL3 6BY

Guide Price £725,000

- Three Bedrooms
- Semi-Detached House
- In Need of Modernisation Throughout
 - Lots of Potential S.T.P.P.
 - Convenient Location
 - Two Reception Rooms
 - Front & Rear Gardens
- uPVC Double Glazed Windows
- Gas Fired Central Heating
 - Chain Free





Harpenden Road

St. Albans, AL3 6BY

A fantastic opportunity awaits to acquire one of the few remaining original 1920s three-bedroom semi-detached houses, brimming with potential subject to planning permission (S.T.P.P.).

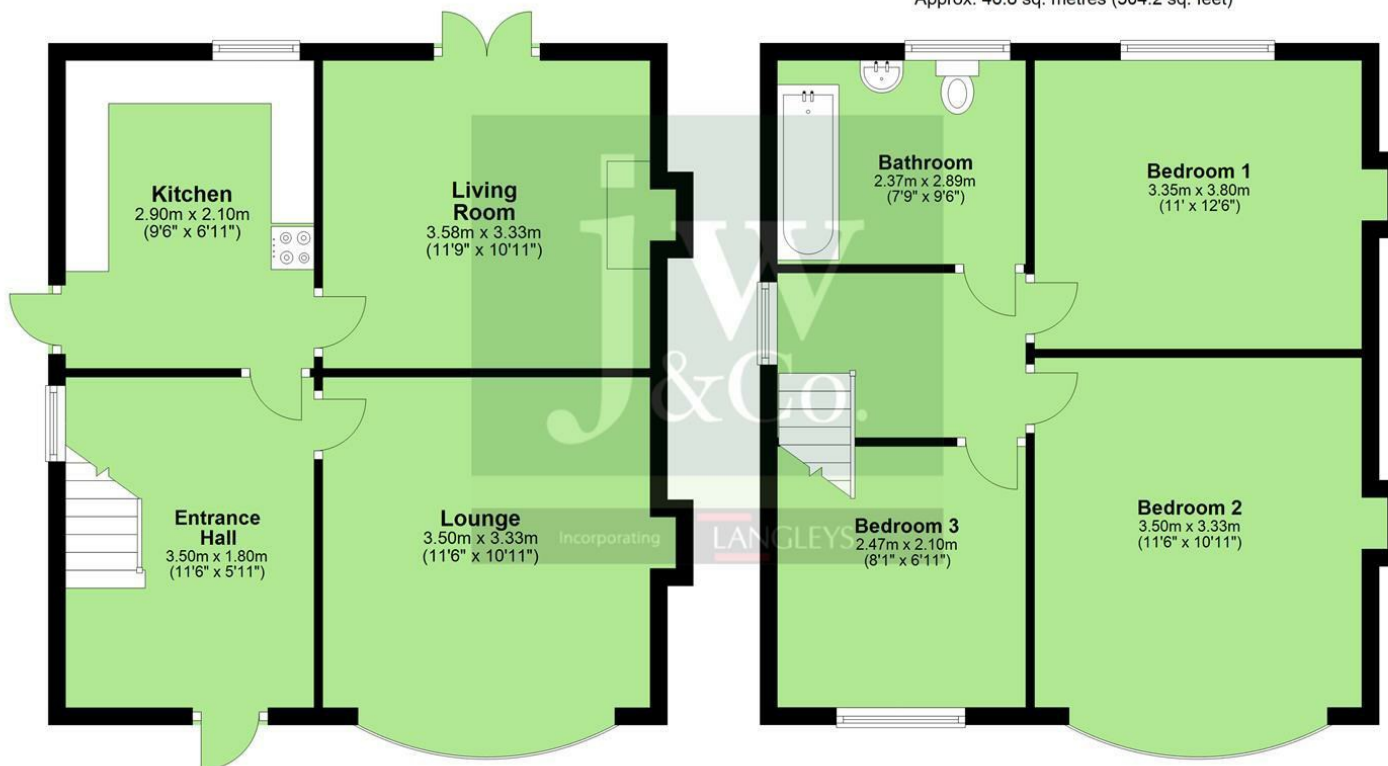


Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)

First Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



JW&Co St Albans
 3 London Road, St Albans, Hertfordshire, AL1 1LA
 01727 844444
 stalbans@jwandco.co.uk

Total area: approx. 84.6 sq. metres (910.9 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.