



## 8 Moorland Road

Harpenden, AL5 4LA

Semi-detached chalet bungalow of circa 1,069 sq ft arranged over two floors. Ground floor bedroom and shower room with two further bedrooms and bathroom upstairs. Benefiting from a delightful private east-facing garden, off-street parking and a garage to the rear. Ideally located for excellent schooling and easy access to the town centre and station. **\*\*CHAIN FREE\*\***

**Guide price £625,000**

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Harpenden, AL5 4LA



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- **\*\*CHAIN FREE\*\***
- Ground floor bedroom & shower room
- East facing garden
- Close to excellent schooling
- Walking distance to town centre & station
- Potential to extend (STPP)
- Garage & parking
- Over 1,000 sq ft
- Council Tax Band E

## Entrance Hall

## Bathroom

## Living Room

15'4" x 12'9" (4.68 x 3.90)

## Garage

19'1" x 9'3" (5.82 x 2.83)

## Dining Room

11'11" x 11'10" (3.65 x 3.63)

## Kitchen

10'9" x 9'8" (3.29 x 2.96)

## Ground Floor Shower Room

## Bedroom Three

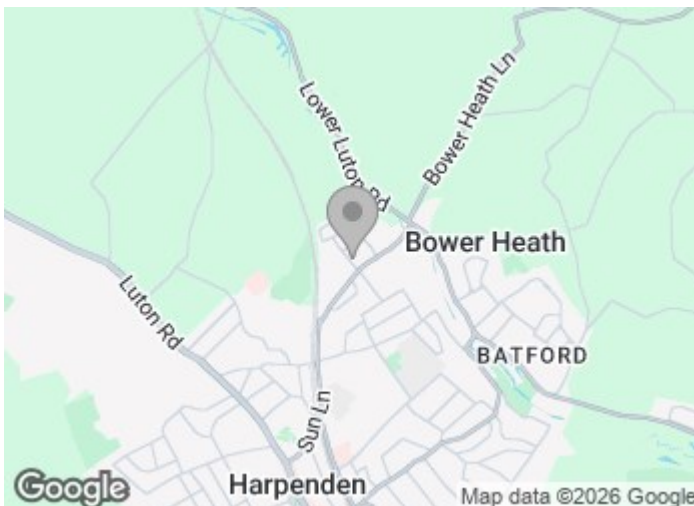
11'10" x 8'11" (3.62 x 2.74)

## Bedroom One

17'2" x 11'10" (5.25 x 3.61)

## Bedroom Two

17'2" x 8'7" (5.25 x 2.63)

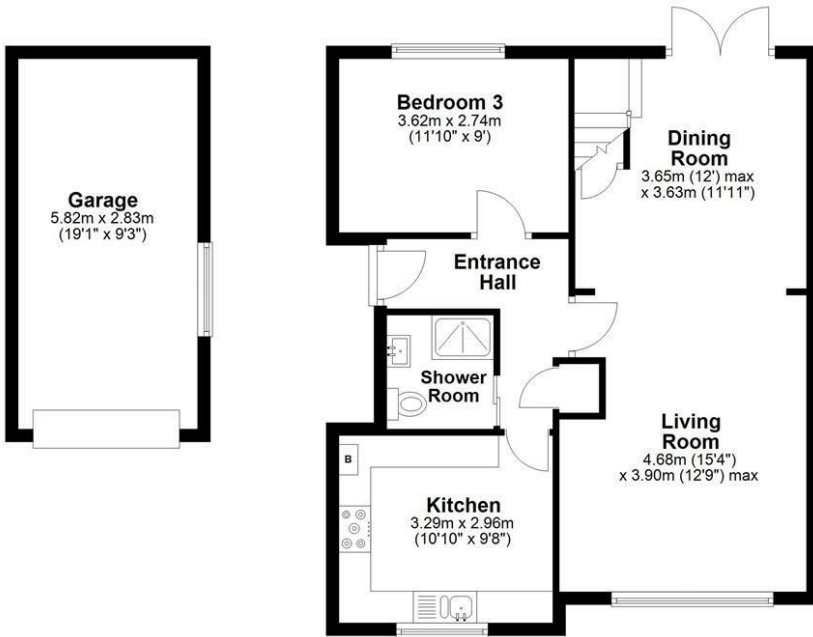


[Directions](#)

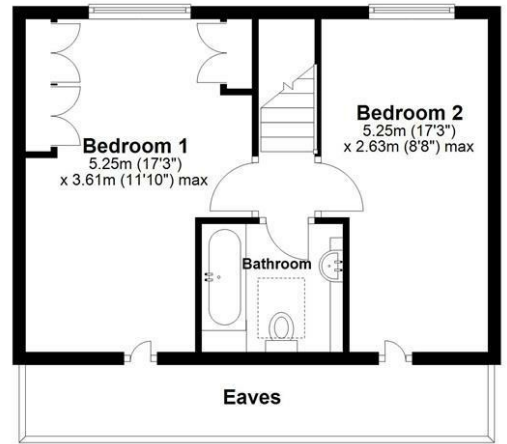


# Floor Plan

**Ground Floor**  
Main area: approx. 60.9 sq. metres (655.5 sq. feet)  
Plus garage, approx. 16.5 sq. metres (177.1 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (414.2 sq. feet)



**Main area: Approx. 99.4 sq. metres (1069.7 sq. feet)**  
Plus garage, approx. 16.5 sq. metres (177.1 sq. feet)

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

Plan produced using PlanUp.

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