



## Park Hill

Harpenden, AL5 3AT

Beautifully refurbished two bedroom, end of terrace cottage with a double reception room and the additional benefit of a loft room. Close to the town centre, station and Nickey Line and well placed for schooling.

**Guide price £750,000**

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- Period cottage-end terrace
- Double Reception Room
- Ideally located for schooling
- Arranged over three floors
- Landscaped private Garden
- Adjacent to the Nickey Line
- Fully refurbished by our client
- Close to town centre & station

## Entrance Hall

## Lounge / Dining Room

24'6" (max) x 10'3" (7.47 (max) x 3.13)

## Kitchen / Breakfast Room

21'6" x 8'3" (6.57 x 2.54)

## Bedroom One

10'5" (max) x 12'4" (3.19 (max) x 3.77)

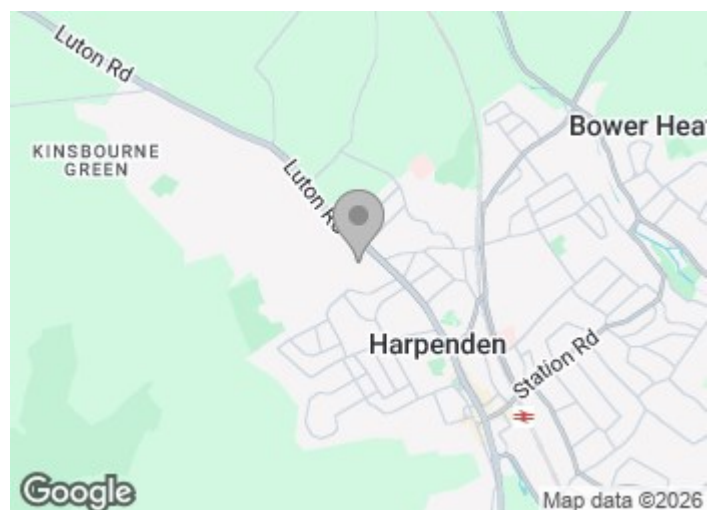
## Bedroom Two

11'6" x 8'1" (3.53 x 2.48)

## Bathroom

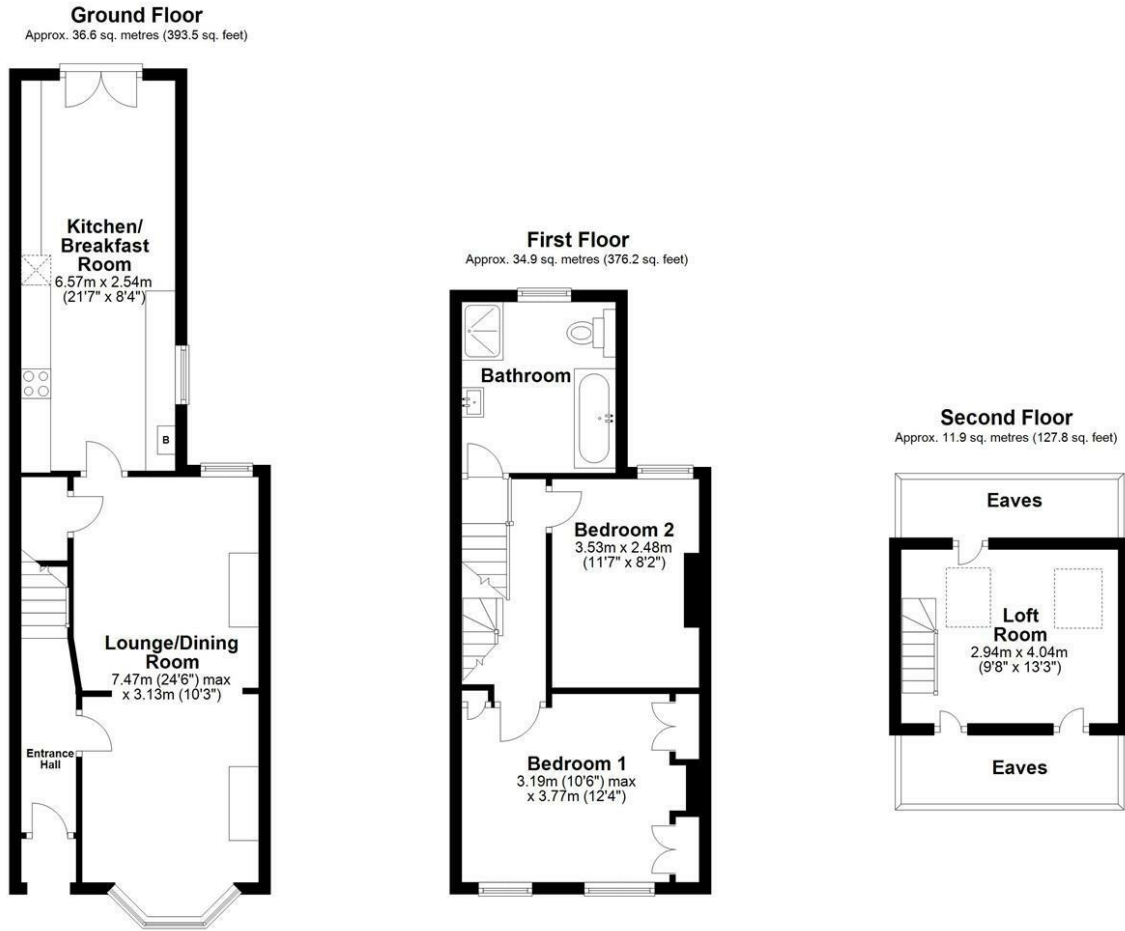
## Loft Room

9'7" x 13'3" (2.94 x 4.04)





# Floor Plan



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 63, Potential 82