

Wheatfield Road Harpden, AL5 2NY

Occupying a plot of over one-third of an acre with planning in place for a fabulous five-bedroom detached family home Planning Reference: 5/2025/1286. Situated in a prime West Common location, a short drive to Harpenden town centre and station and well placed for excellent schooling. ****CHAIN FREE****
Please note: main photo is a CGI of proposed dwelling.

Guide price £1,750,000

Wheatfield Road

Harpden, AL5 2NY



- **CHAIN FREE**
- Plot of over 0.3 acres
- Well placed for excellent schooling
- Main photo above is for illustrative purposes only
- Planning Reference: 5/2025/1286
- Short drive to Harpenden town centre & station
- Planning approved for fabulous detached home
- Peaceful prime West Common location
- Council Tax Band G

Entrance Hall

Eaves Storage

Kitchen/Breakfast Room

Double Garage

Lounge

Living Room

Storage/Utility Room

Living Room

W/C

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

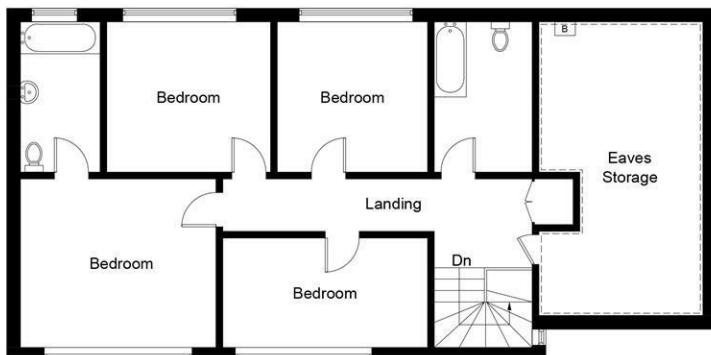




Floor Plan

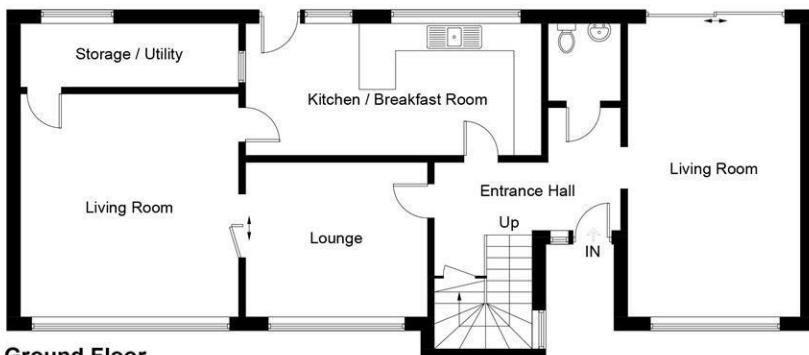
Wheatfield Road

Approximate Gross Internal Area = 248.9 sq m / 2680 sq ft

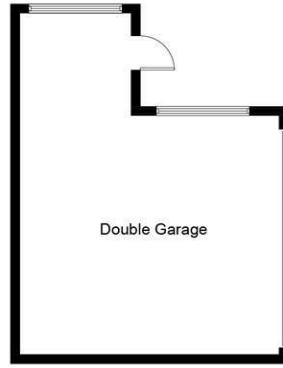


First Floor

[] = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1265315)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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