Whittaker & Co

THE PROPERTY PEOPLE









# Luton Road

## Harpenden, AL5 3BN

Extremely well presented, period cottage with open plan living space and a low maintenance, private south west facing garden. Garage and parking to rear, access via Harpenden Rise. A short walk to town centre and station and close to beautiful open countryside.

**Offers in excess of £505,000**

# Luton Road

## Harpenden, AL5 3BN

2 1 2 C

- Period Cottage
- Private south west facing garden
- Close to open countryside
- Well presented throughout
- Garage and parking for upto 4 cars at rear
- Council Tax Band D
- Open plan living space
- Short walk to town centre and station

### Porch

### Living Room
10'4" x 10'4" (3.17m x 3.16m)

### Dining Room
11'3" x 10'9" (3.45m x 3.29m)

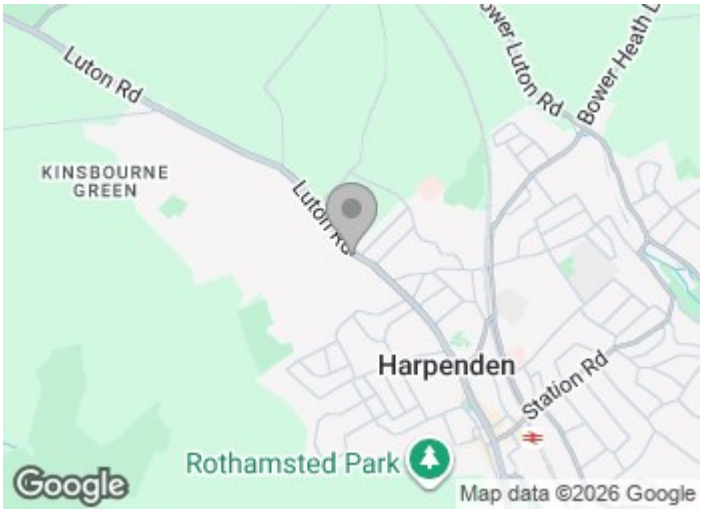
### Kitchen
10'4" x 8'11" max (3.17m x 2.72m max)

### Boot Room
8'11" x 4'11" (2.72m x 1.51m)

### Bathroom

### Bedroom One
10'9" x 10'7" (3.29m x 3.23m)

### Bedroom Two
10'9" x 8'0" (3.29m x 2.44m)





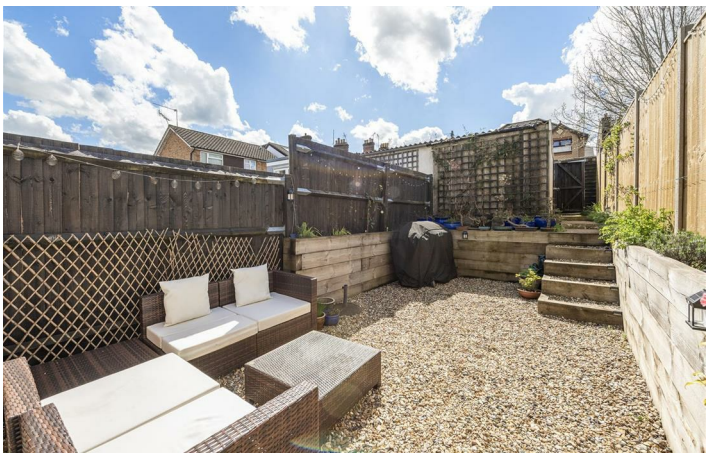










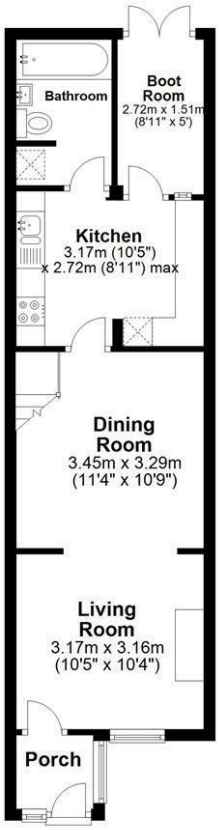




# Floor Plan

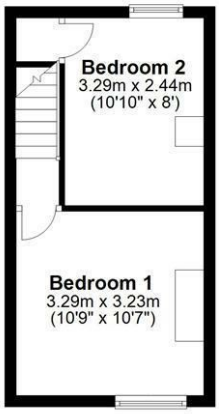
## Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)




## First Floor

Approx. 21.8 sq. metres (234.5 sq. feet)

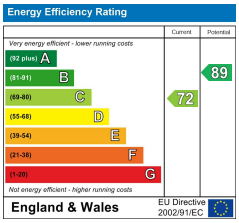


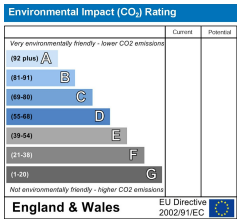

Total area: approx. 62.8 sq. metres (676.2 sq. feet)

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





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk