



Luton Road Harpden, AL5 3BB

Charming two bedroom, mid-terrace home of circa 641 sq ft, arranged over three floors. Two bedrooms and loft room with scope for further development (STPP). Benefiting from a southwest facing private rear garden of circa 60 ft. The property is a short walk to the town centre & station and close to beautiful open countryside. Ideally located for excellent schooling.

Guide price £475,000

Luton Road

Harpenden, AL5 3BB



- Mid-terrace house
- Circa 641 sq ft
- Close to beautiful open countryside
- Arranged over three floors
- Scope for further development (STPP)
- Well placed for excellent schooling
- Two-bedrooms & loft room
- Short walk to town centre & station
- Council Tax Band D

Covered rear porch

Kitchen/Diner

15'0" x 13'1" (4.58 x 4)

Living Room

11'10" x 11'2" (3.63 x 3.41)

Utility Room

9'4" x (2.86 x)

Store

Bedroom One

10'9" x 10'9" (3.30 x 3.28)

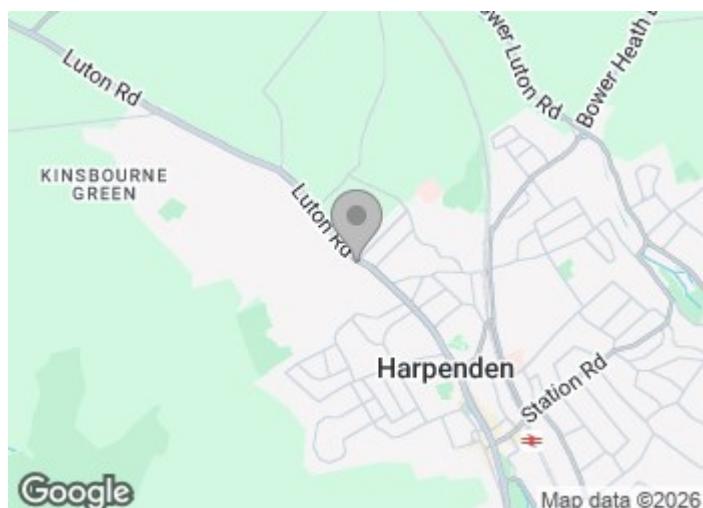
Bedroom Two

9'3" x 7'5" (2.83 x 2.27)

Bathroom

Loft Room

9'3" x 10'8" (2.84 x 3.27)

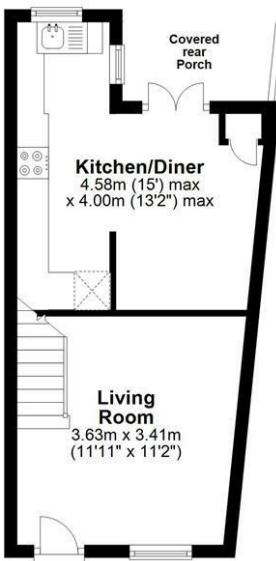
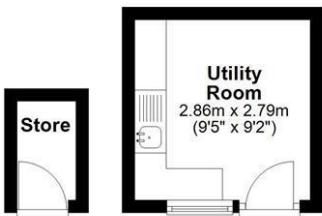




Floor Plan

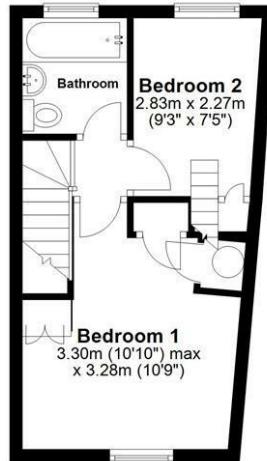
Ground Floor

Main area: approx. 25.9 sq. metres (278.5 sq. feet)
Plus outbuildings, approx. 8.4 sq. metres (101.7 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.8 sq. feet)



Main area: Approx. 59.6 sq. metres (641.8 sq. feet)

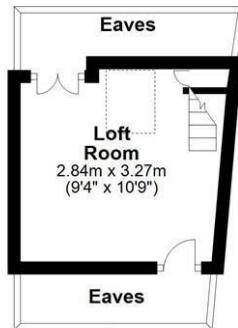
Plus outbuildings, approx. 9.4 sq. metres (101.7 sq. feet)

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

Plan produced using PlanUp.

Loft Room

Approx. 9.4 sq. metres (101.5 sq. feet)



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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			
England & Wales			