



## 7 Green Lawns Close Harpenden, AL5 3QD

Immaculately presented five bedroom family home - arranged over four floors - with a private South West facing garden, as well as a charming courtyard off the kitchen. Principal Bedroom with dressing room, en-suite and balcony with the added benefit of two allocated parking spaces directly in front of the house plus visitor spaces, Close to excellent schooling and Kinsbourne Common.

**Guide price £1,275,000**

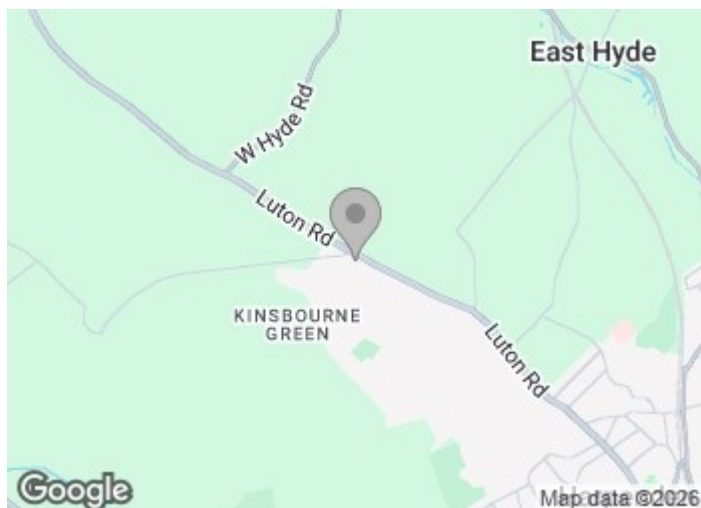
# 7 Green Lawns Close

Harpenden, AL5 3QD



- Immaculately presented throughout
- Principal Bedroom with dressing room, en-suite and balcony
- Close to excellent schooling
- Mid-terrace townhouse over 2800 sq ft
- Private South westerly Garden and courtyard garden
- Beautiful Kinsbourne Common nearby
- Arranged over four floors
- Two allocated parking spaces plus visitors
- Council Tax Band G

<b>Porch</b>	<b>En-suite Shower</b>	<b>En-suite Bath and Shower Room</b>
<b>Entrance Hall</b>	<b>Store</b> 7'10" x 6'3" (2.41m x 1.92m)	<b>Dressing Room</b> 11'6" x 7'8" (3.51m x 2.36m)
<b>Kitchen/Dining Room</b> 18'6" x 18'9" (5.64m x 5.73m)	<b>Bedroom Two</b> 17'11" x 11'8" (5.48m x 3.56m)	
<b>Utility Room</b> 5'4" x 9'1" (1.65m x 2.78m)	<b>En-suite Bath and Shower</b>	
<b>Cloakroom</b>	<b>Bedroom Three</b> 14'4" x 9'8" (4.39m x 2.95m)	
<b>Living Room</b> 18'0" x 11'4" (5.50m x 3.47m)	<b>Bedroom Four</b> 13'9" x 8'9" (4.20m x 2.69m)	
<b>Cinema Room</b> 17'4" max x 18'9" (5.30m max x 5.74m)	<b>Bathroom</b>	
<b>Guest Suite</b> 16'6" x 11'11" (5.04m x 3.65m)	<b>Bedroom One</b> 22'5" x 18'3" (6.85m x 5.57m)	
	<b>Balcony</b>	



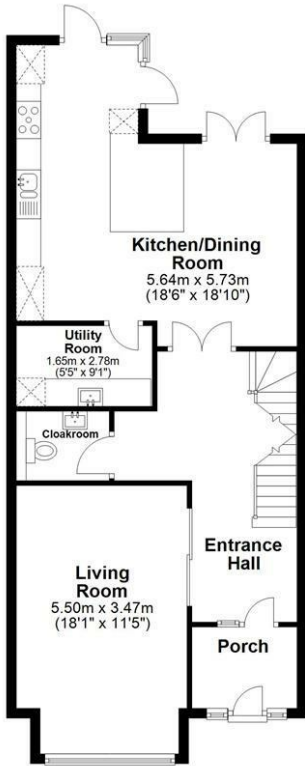
[Directions](#)



# Floor Plan

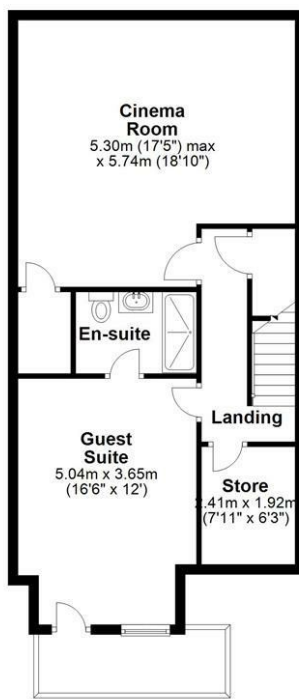
## Ground Floor

Approx. 74.1 sq. metres (797.2 sq. feet)



## Basement

Approx. 66.7 sq. metres (717.4 sq. feet)



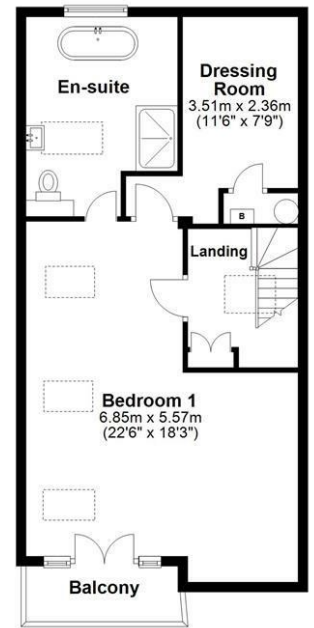
## First Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



## Second Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



Total area: approx. 267.1 sq. metres (2875.4 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(51-60) <b>C</b>		
(55-68) <b>D</b>			(39-50) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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	