



Alzey Gardens

Harpenden, AL5 5SX

A well presented three bedroom, semi-detached family home with potential to convert the garage (STPP), to create additional living space. Private garden with direct access to the park. Ideally located for schooling.

Guide price £650,000

Alzey Gardens

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- Well presented throughout
- Potential to convert Garage (STPP)
- Peaceful location
- Open plan living space
- Private garden with direct access to park
- Ideally placed for schooling
- Three Double Bedrooms
- Off-street parking

Living Room

22'4" x 11'1" (6.83 x 3.40)

Kitchen

11'1" x 9'10" (3.40 x 3.00)

Bedroom One

12'4" x 10'4" (3.78 x 3.15)

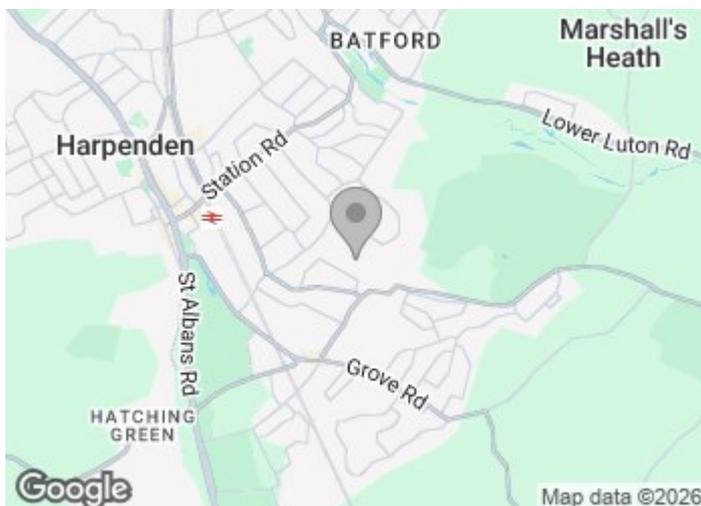
Bedroom Two

10'7" x 9'10" (3.25 x 3.02)

Bedroom Three

9'8" x 8'11" (2.95 x 2.74)

Bathroom

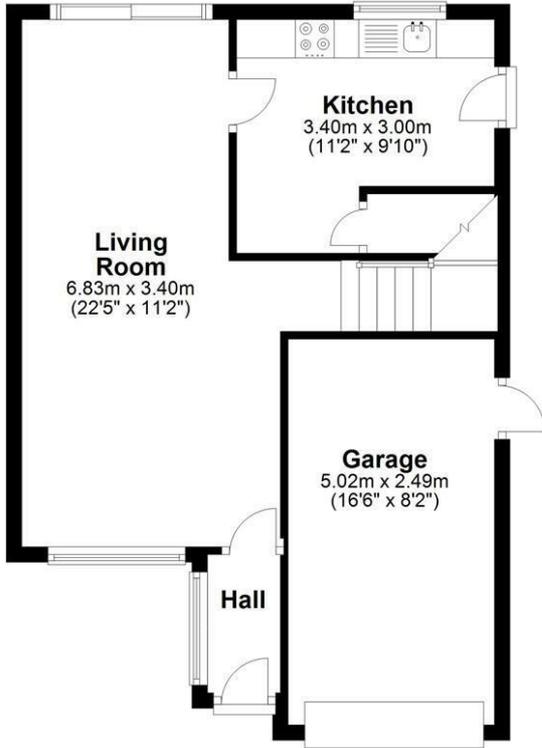




Floor Plan

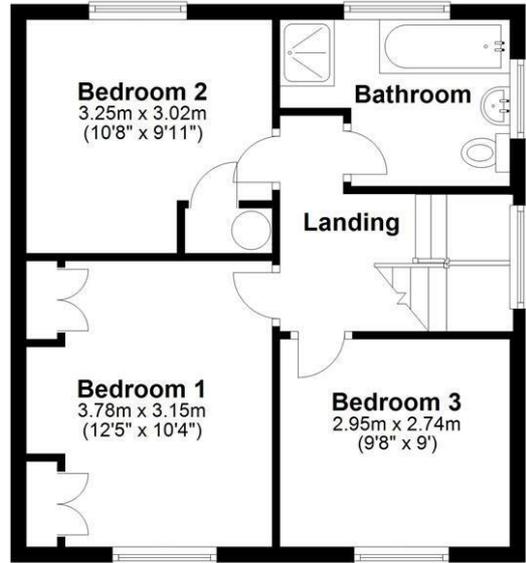
Ground Floor

Approx. 49.4 sq. metres (531.3 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.5 sq. feet)



Total area: approx. 92.5 sq. metres (995.7 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		