



Luton Road Harpden, AL5 3BN

A delightfully presented two bedroom home that has been thoughtfully refurbished to a high standard throughout by our clients. The property features two double bedrooms and a Southwest facing garden of over 50ft. Positioned in a convenient location that is walking distance to the town centre, station and close to outstanding primary and secondary schools.

Guide price £475,000

Luton Road

Harpenden, AL5 3BN



- A charming, period 2 (double) bedroom cottage
- Southwest facing garden of over 50ft
- Beautifully presented throughout
- Close to outstanding schools and walking distance to the town centre and station
- Considerately refurbished by our clients
- Council tax band C

Living Room

11'10" x 11'4" (3.61m x 3.46m)

Kitchen/Dining Room

11'10" x 11'4" (3.61m x 3.47m)

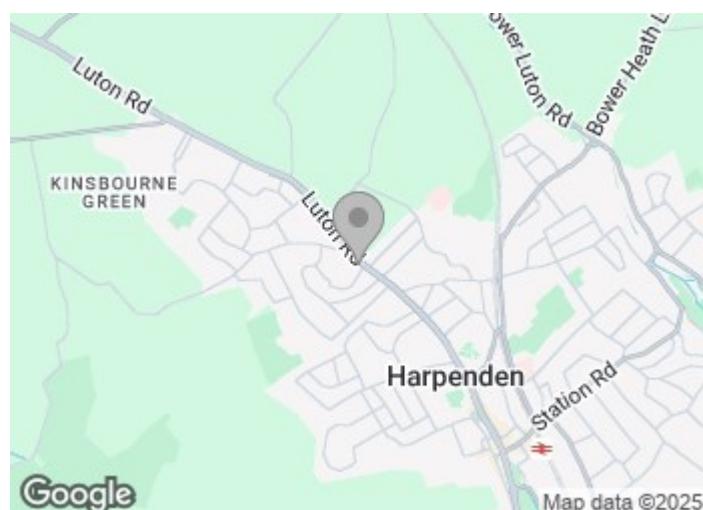
Bathroom

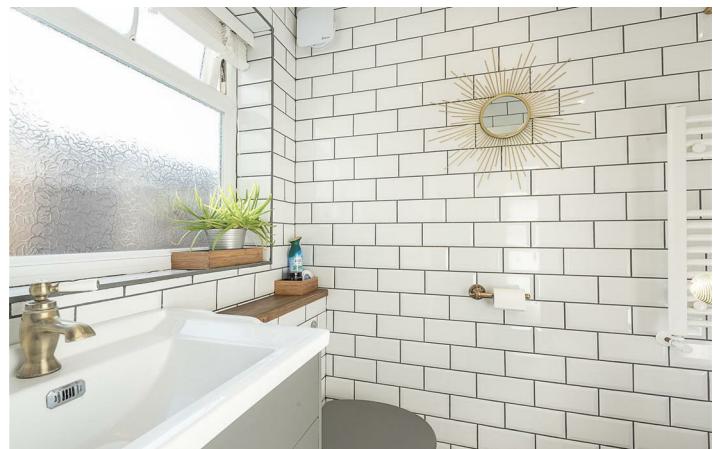
Bedroom One

11'10" x 10'8" (3.61m x 3.26m)

Bedroom Two

11'4" x 9'1" (3.47m x 2.78m)

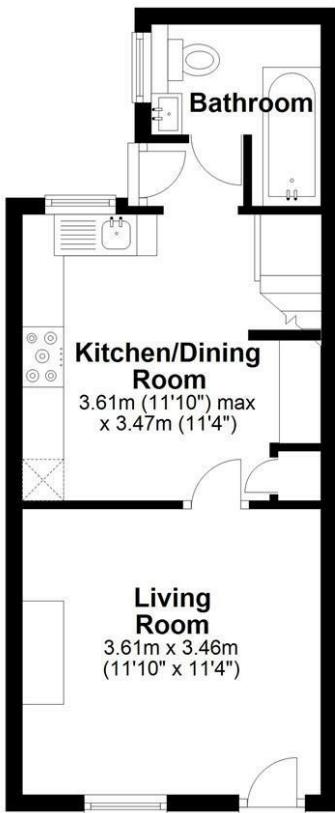




Floor Plan

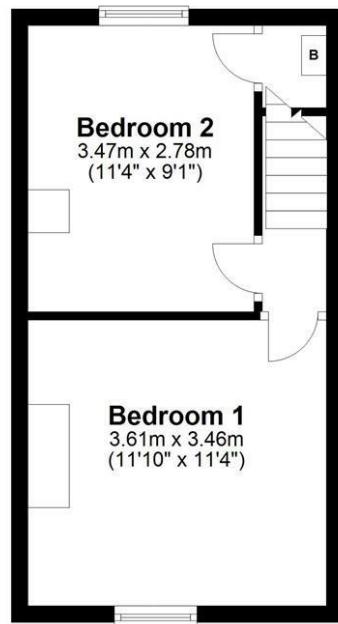
Ground Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.7 sq. feet)



Total area: approx. 55.6 sq. metres (598.5 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.

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			