



Bower Heath Lane, Bower Heath Harpden, AL5 5EE

CHAIN FREE & CASH BUYERS ONLY This attractive semi-detached property (attached at the rear) on a plot of 0.22 acre, is located in an idyllic semi-rural area, surrounded by open countryside and woodlands. It offers a tremendous amount of potential for improvement and extension STPP. Bower Heath is a short drive to all the amenities of Harpenden with station and excellent schools. ***CHAIN FREE & CASH BUYERS ONLY***

Offers in excess of £400,000

Bower Heath Lane, Bower Heath Harpden, AL5 5EE



- Characterful semi-detached property
- Set in 0.22 of an acre
- Easy access to Harpenden station and excellent schools
- Gated driveway leading from the Lane
- Located in an idyllic semi-rural area
- Council Tax Band E
- Huge potential for improvement & extension STPP
- Short drive to all the amenities of Harpenden
- *CHAIN FREE & CASH BUYERS ONLY*

Porch

Kitchen

10'1" x 8'3" (3.08m x 2.53m)

Dining Room

14'2" x 9'1" (4.33m x 2.78m)

Living Room

12'0" x 11'10" (3.68m x 3.63m)

Bedroom One

12'0" x 11'10" (3.68m x 3.63m)

Bedroom Two

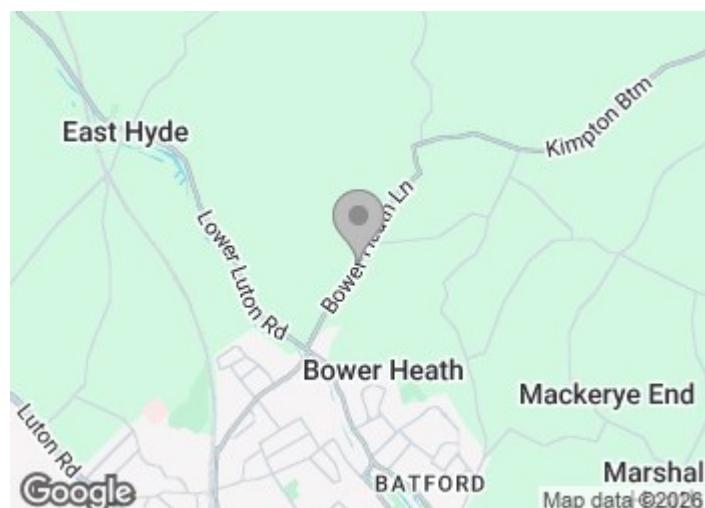
14'2" x 9'1" (4.33m x 2.78m)

Bathroom

WC

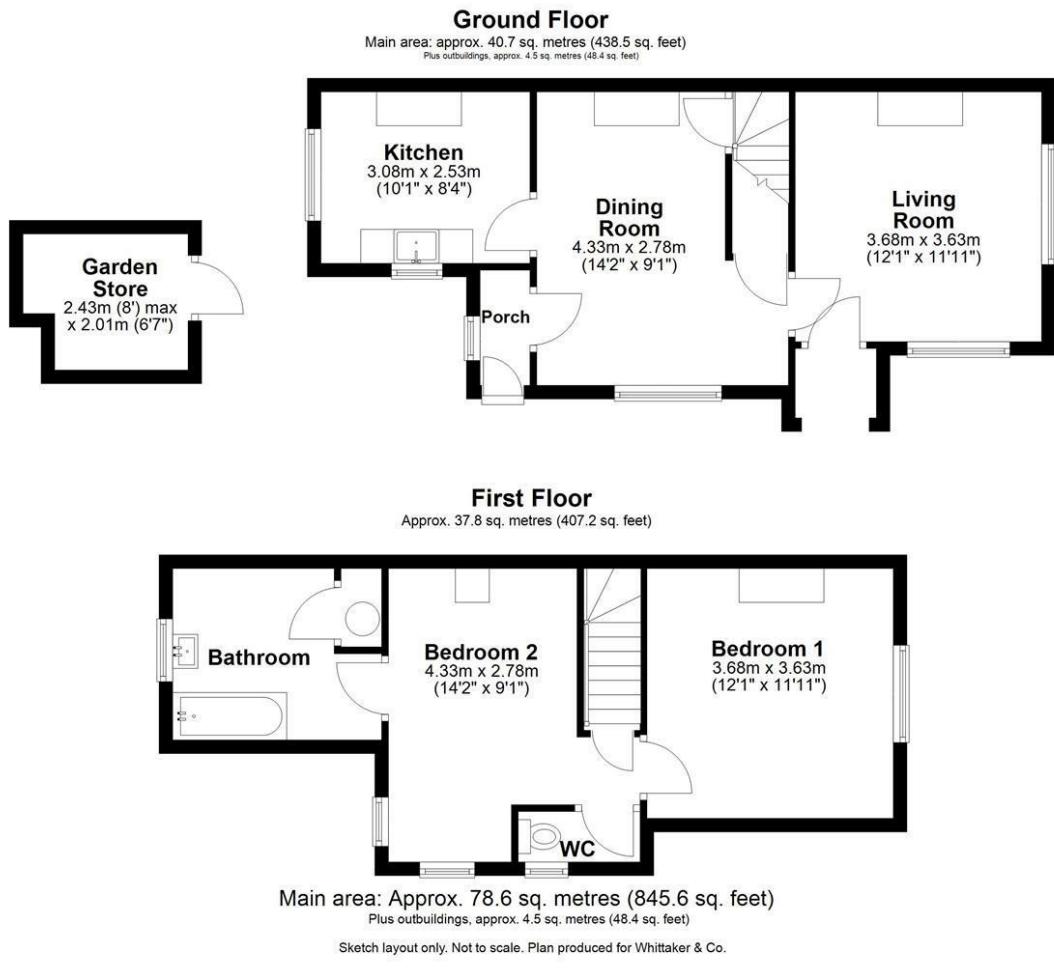
Garden Store

7'11" x 6'7" (2.43m x 2.01m)





Floor Plan



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 | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 100 | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | 28 | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | | |

England & Wales EU Directive 2002/91/EC

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