



Derwent Road Harpenden, AL5 3NU

Recently renovated to an exacting standard, this five bedroom, detached home offers circa 1,921 sq ft of versatile accommodation including great open plan living space. Further benefits include five double bedrooms, three bathrooms, two reception rooms, utility room, private rear garden and driveway. Derwent Road is a peaceful spot, well placed for excellent schooling and a short drive to Harpenden town centre and station.

Guide price £1,300,000

Derwent Road

Harpden, AL5 3NU



- Five double bedroom detached house
- Utility room
- Short drive to Harpenden Town centre & station
- Circa 1,921 sq ft
- Private rear garden
- Well placed for local outstanding schooling
- Open plan living
- Driveway
- Council Tax Band G

Entrance Hall

Kitchen/Dining Room

27'5" x 11'5" (8.37 x 3.50)

Utility Room

11'0" x 4'5" (3.37 x 1.36)

Family Room

14'2" x 11'0" (4.33 x 3.37)

Living Room

18'11" x 11'4" (5.77 x 3.46)

Cloakroom

Bedroom One

13'6" x 13'5" (4.13 x 4.10)

En-suite with shower

Landing

Bedroom Two

14'8" x 11'3" (4.48 x 3.43)

En-suite with shower

Bedroom Three

13'7" x 11'4" (4.16 x 3.46)

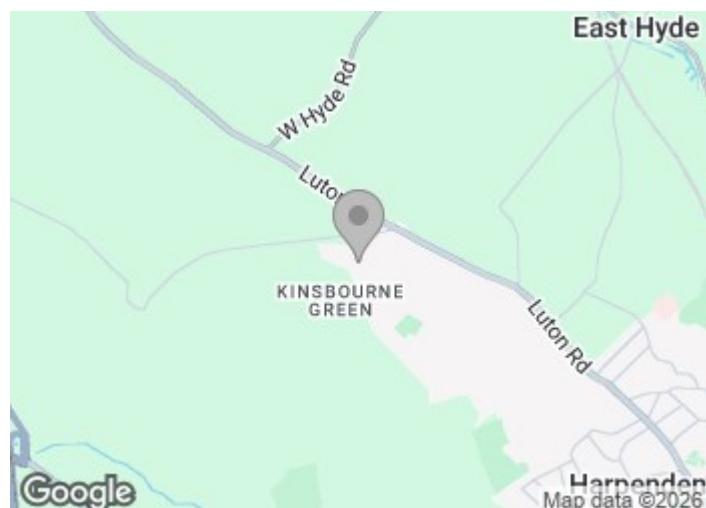
Bedroom Four

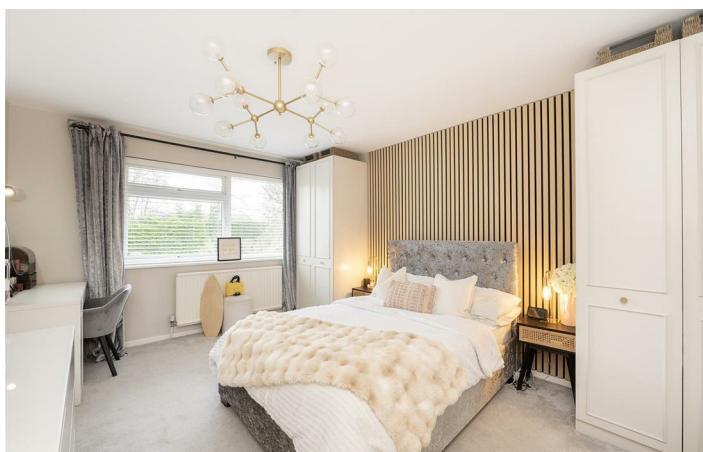
10'0" x 9'8" (3.05 x 2.97)

Bedroom Five

9'8" x 8'11" (2.95 x 2.73)

Bathroom





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		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			