



## Ridge Avenue Harpden, AL5 3LT

Fabulous opportunity to acquire a spacious, detached home on a wide plot, ideal for refurbishment and extension (STPP). The property benefits from a lovely, mature and private garden of circa 50ft long and 66 ft at its widest point plus a garage and driveway. Close to Kinsbourne Common and ideally located for excellent schooling with easy access to Harpenden town centre and station. **\*\* CHAIN FREE \*\***

**Guide price £995,000**

# Ridge Avenue

## Harpden, AL5 3LT



- Spacious detached home circa 1685 sq ft
- Garage and private driveway
- Easy access to Harpenden town centre and station
- Ideal for refurbishment and extension (STPP)
- Close to Kinsbourne Common
- Council Tax Band F
- Wide mature garden
- Ideally located for excellent schooling
- **\*\*CHAIN FREE\*\***

### Entrance Hall

### Cloakroom

### Kitchen/Dining Room

21'7" x 13'0" (6.58m x 3.97m)

### Pantry

### Living Room

21'7" x 15'10" (6.58m x 4.83m)

### Study

14'11" x 6'5" (4.56m x 1.97m)

### Utility Room

### Bedroom One

14'5" x 12'6" (4.41m x 3.82m)

### En-suite Shower

### Bedroom Two

12'10" x 10'1" (3.93m x 3.08m)

### Bedroom Three

13'4" x 8'8" (4.07m x 2.66m)

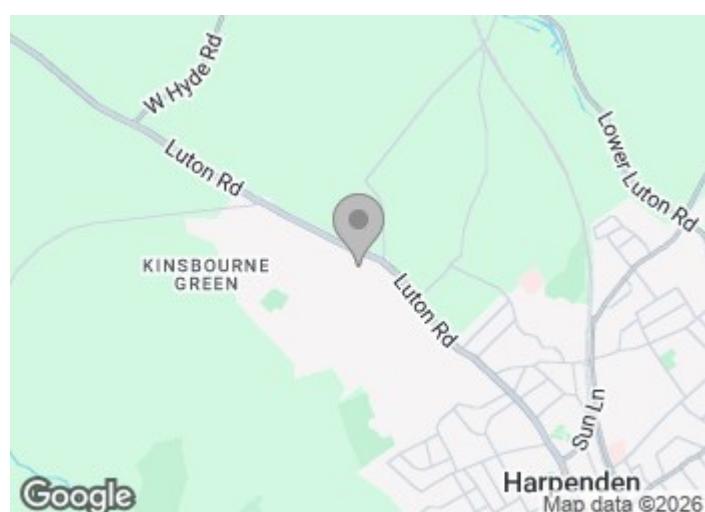
### Bedroom Four

10'1" x 8'4" (3.08m x 2.56m)

### Bath and Shower Room

### Garaghe

16'2" x 8'9" (4.93m x 2.69m)

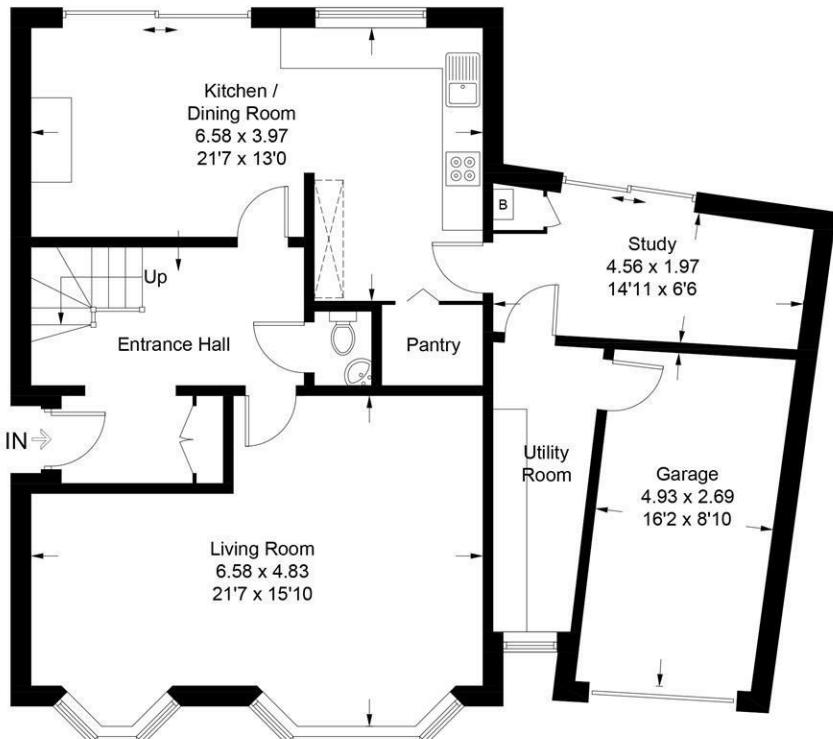




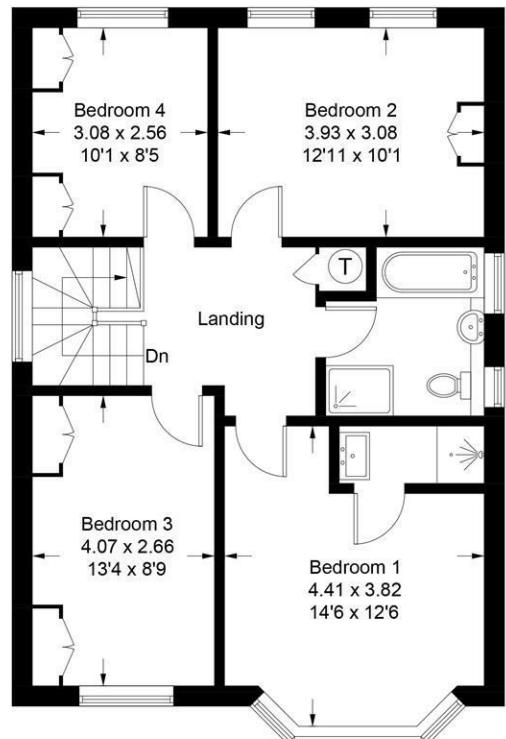
## Floor Plan

### Ridge Avenue

Approximate Gross Internal Area = 156.5 sq m / 1684.1 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1216776)

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		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		70	81
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			