



Coleswood Road Harpden, AL5 1EF

Well presented three bedroom house of over 1,100 sq ft, arranged over three floors with a 70 ft west facing garden. Benefiting from a kitchen/breakfast room, two reception rooms and period features. Recently redecorated throughout including new carpets. Close to the amenities of Southdown and a short distance to Harpenden town centre and station. Well placed for excellent schooling.

Guide price £625,000

Coleswood Road

Harpden, AL5 1EF



- Mid Terrace House
- Kitchen/Breakfast Room
- Well placed for schooling
- Arranged over three floors
- 70 ft West Facing Garden
- Close to amenities of Southdown
- Three Bedrooms
- Recently redecorated throughout including new carpets
- Council Tax Band D

Entrance Hall

Kitchen / Breakfast Room

17'0" x 9'1" (5.20 x 2.79)

Sitting/Dining Room

21'11" x 11'9" (6.70 x 3.60)

Bedroom One

13'5" x 10'9" (4.10 x 3.30)

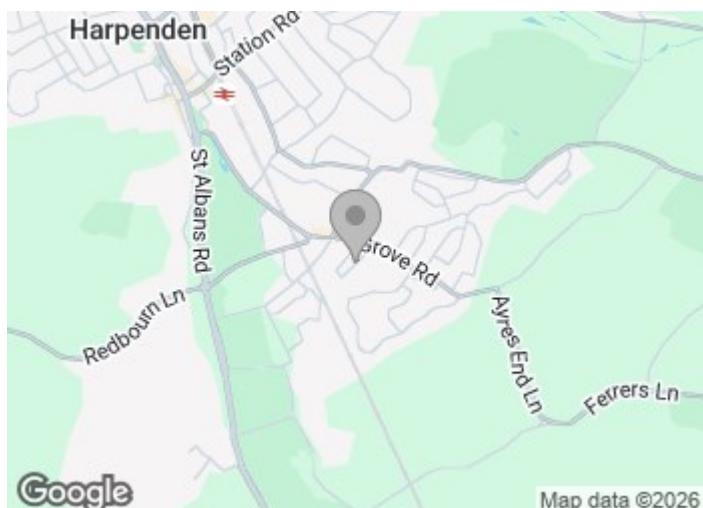
Bedroom Two

11'1" x 8'10" (3.40 x 2.70)

Family Bathroom

Bedroom Three

15'9" x 12'11" (4.82 x 3.94)





Floor Plan

Coleswood Road

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft



Ground Floor

First Floor

Second 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. (ID1251110)

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	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			