



Wells Close

Harpenden, AL5 3LQ

Three bedroom end-terrace home of circa 1,142 sq ft newly built to a high standard. Private south-facing garden to the rear and off-street parking. Well placed for outstanding schooling and within easy reach of the town centre and station. ****CHAIN FREE****

Guide price £750,000

Wells Close

Harpenden, AL5 3LQ



- New Build
- South-facing private garden
- Built to a high standard
- End-terrace
- Within easy reach of the town centre & station
- **CHAIN FREE**
- Three bedroom & two bathrooms
- Well placed for excellent schooling
- Council Tax Band E

Entrance Hall

Study

9'6" x 6'1" (2.91 x 1.87)

Kitchen/Dining Room

18'4" x 18'3" (5.59 x 5.57)

Cloakroom

Living Room

14'7" x 8'8" (4.47 x 2.66)

Landing

Bedroom One

15'3" x 9'1" (4.67 x 2.79)

En-suite with shower

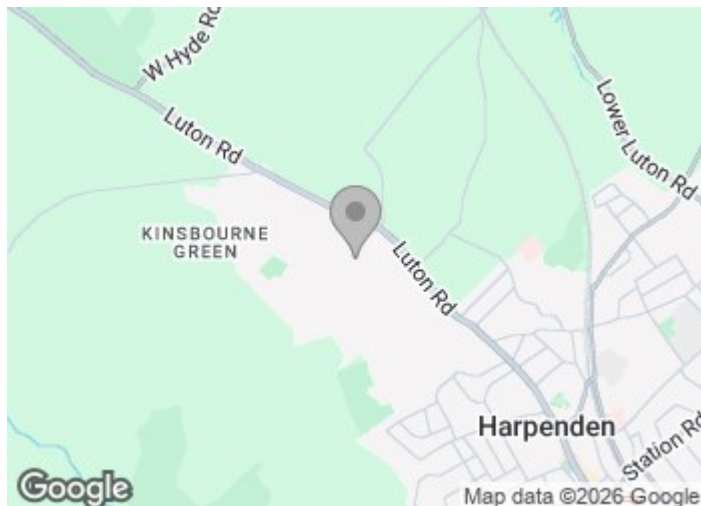
Bedroom Two

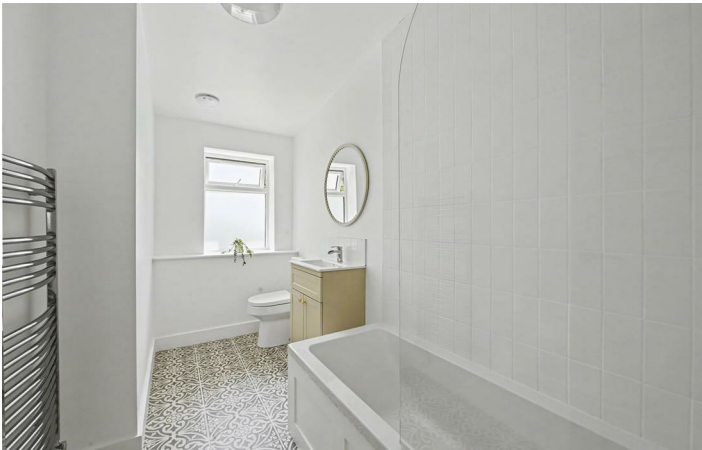
12'7" x 9'2" (3.84 x 2.80)

Bedroom Three

13'0" x 8'8" (3.98 x 2.66)

Bathroom

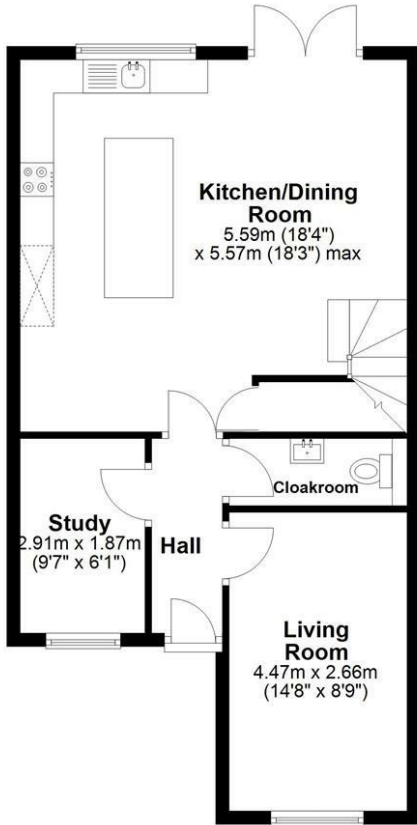




Floor Plan

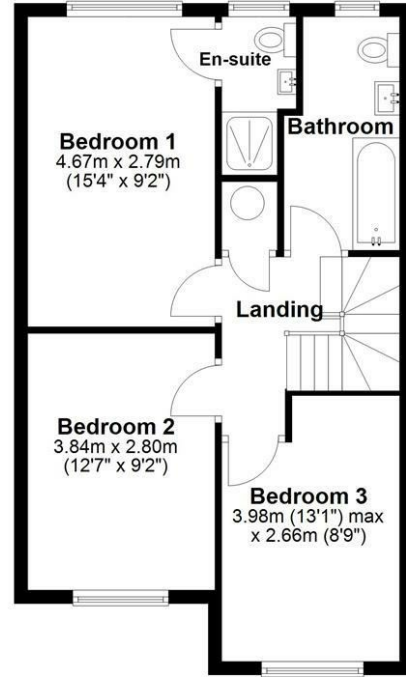
Ground Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



Total area: approx. 106.1 sq. metres (1142.4 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 firm's 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	