

12 Loire Mews Harpden, AL5 1DR

Well presented two bedroom mid-terrace home set within a private gated development. Private rear garden, garage, parking space and visitors' parking. Walking distance to the local amenities of Southdown and moments from East Common. Short distance to Harpenden town centre and station.

Guide price £425,000

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- Mid-terrace home
- EV Charger
- Close to amenities of Southdown
- Two bedroom
- Private gated development
- Short distance to Harpenden town centre & station
- Garage and allocated parking
- Low maintenance rear garden
- Council Tax Band D

Porch

Entrance Hall

Kitchen

9'1" x 5'6" (2.77m x 1.69m)

Living Room

11'8" x 11'6" (3.57m x 3.53m)

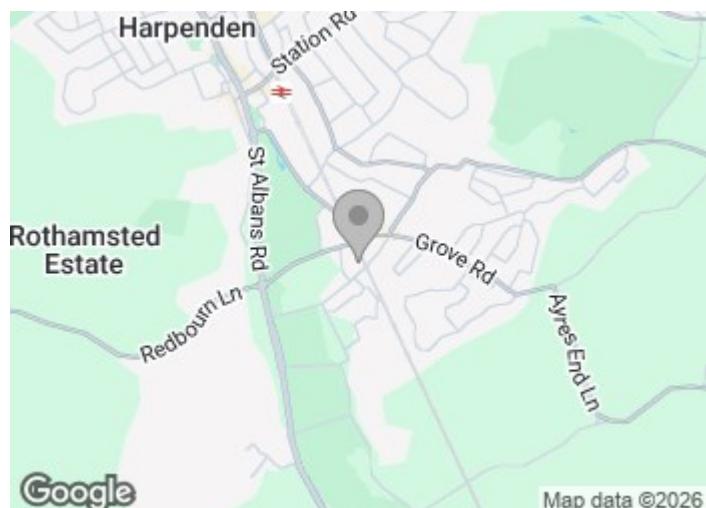
Bedroom One

10'11" x 11'3" (3.35 x 3.43m)

Bedroom Two

8'5" x 5'2" (2.59m x 1.58m)

Bathroom



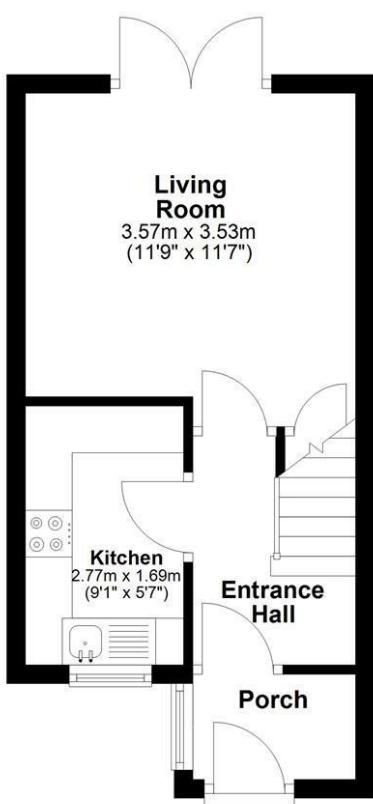
Directions



Floor Plan

Ground Floor

Approx. 23.8 sq. metres (255.7 sq. feet)



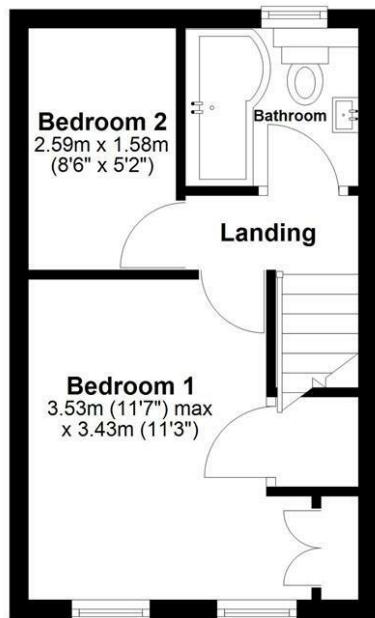
Total area: approx. 45.4 sq. metres (489.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

First Floor

Approx. 21.7 sq. metres (233.3 sq. feet)



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		
(81-80)	B		
(69-68)	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		
(81-80)	B		
(69-68)	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			