Whittaker & Co

THE PROPERTY PEOPLE









# Sun Lane

## Harpenden, AL5 4EG

Rare opportunity to purchase an extremely well presented house - with a private terrace - in this ever popular over 55s development. Additional benefit of a garage, as well as an allocated parking space. There is a residents lounge and communal gardens. Arcadian Court is next to Lydekker Park and within a few minutes walk of the town centre. Lease circa 96 years remaining. *CHAIN FREE*

**Guide price £850,000**

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- Extremely well presented
- Communal Gardens
- Lease circa 96 years remaining
- Well proportioned rooms
- Garage & allocated parking
- Moments from Lydekker Park
- Private terrace
- Residents lounge
- Close to town centre

### Entrance Hall

### Living Room
19'1" (max) x 18'10" (max) (5.84 (max) x 5.76 (max))

### Dining Room
11'3" x 10'6" (3.44 x 3.22)

### Kitchen
11'3" x 8'3" (3.44 x 2.52)

### Cloakroom

### Bedroom One
12'2" x 10'9" (3.73 x 3.29)

### En-suite Shower Room

### Bedroom Two
12'1" (max) x 11'4" (3.70 (max) x 3.46)

### Bedroom Three
10'6" (max) x 6'8" (3.21 (max) x 2.04)

### Bathroom













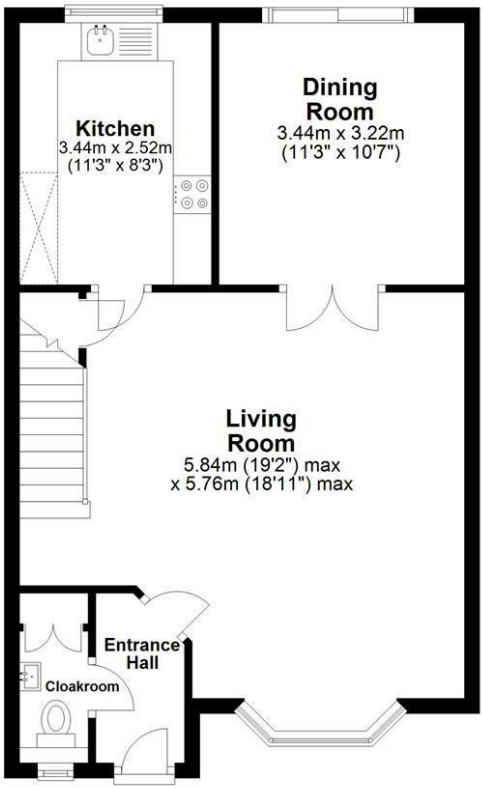




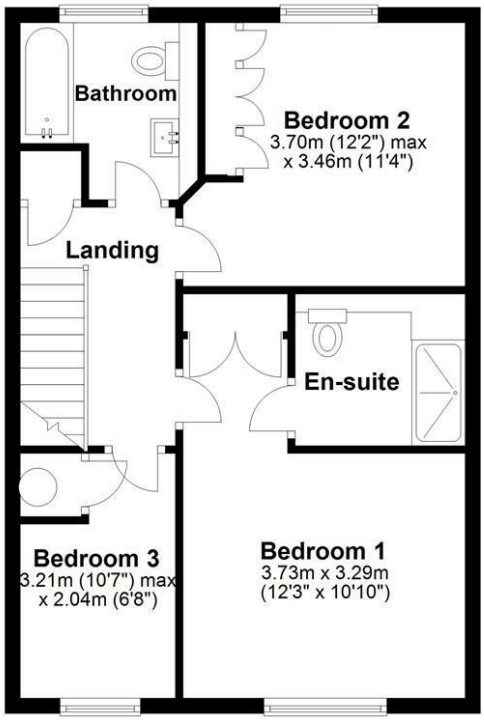


# Floor Plan

## Ground Floor
Approx. 53.9 sq. metres (579.9 sq. feet)




## First Floor
Approx. 52.1 sq. metres (560.5 sq. feet)




Total area: approx. 106.0 sq. metres (1140.5 sq. feet)

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

Plan produced using PlanUp.

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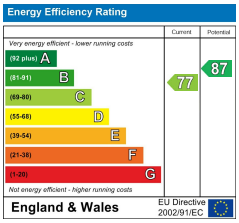


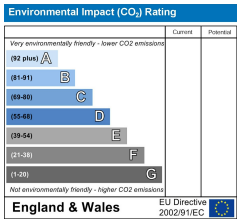


1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk