



10 Holly Walk

Harpenden, AL5 5RG

Family home with three good size bedrooms, the principal being in the loft conversion. The property benefits from a recent single storey extension to create a new kitchen plus off street parking and decking at the end of the garden. Holly Walk is a peaceful cul de sac, well placed for excellent schooling and walking distance from the town centre and station

Guide price £600,000

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- Three bedroom family home
- Private garden with decking
- Well placed for excellent schooling
- Loft conversion with principal bedroom
- Off street parking
- Walking distance from the town centre and station
- Recently extend with new kitchen
- Peaceful cul-de-sac
- Council Tax Band D

Entrance Hall

Living Room

12'8" x 10'8" (3.87 x 3.26)

Dining Room

11'4" x 10'8" (3.46 x 3.26)

Kitchen

10'0" x 9'3" (3.06 x 2.83)

Cloakroom

Bedroom 2

13'10" x 10'2" (4.22 x 3.12)

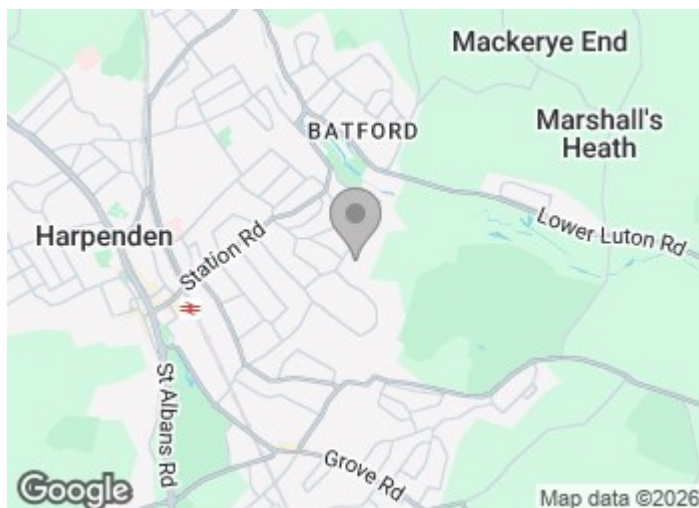
Bedroom 3

11'5" x 7'9" (3.48 x 2.37)

Bathroom

Bedroom 1

13'1" x 7'9" (4.00 x 2.37)

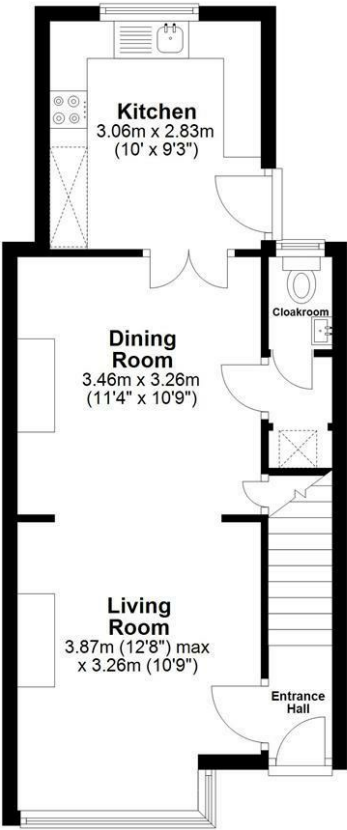


[Directions](#)

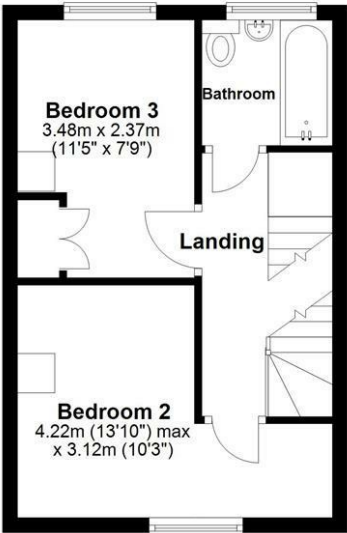


Floor Plan

Ground Floor
Approx. 38.9 sq. metres (418.7 sq. feet)



First Floor
Approx. 28.2 sq. metres (303.6 sq. feet)



Second Floor
Approx. 13.9 sq. metres (150.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.4 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 firms 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	