



## 17 Salisbury Road Harpenden, AL5 5AR

Beautifully presented three bedroom period home with private rear garden of circa 80ft benefiting from a separate Garden room / Home office. This property has been renovated to a high standard throughout by our clients and is well placed for schooling and close to stunning open countryside. Walking distance to station.

**Offers in excess of £600,000**

# 17 Salisbury Road

Harpenden, AL5 5AR



- Immaculately presented period property
- Two Reception Rooms, Three Bedrooms & Downstairs W/C
- Close to open countryside
- Character features throughout
- Home Office
- Scope for further rear extension (STPP)
- Recently refurbished Kitchen & Bathroom
- Well placed for schooling and walking distance to station
- Council Tax Band D

**Living Room** 12'4" x 12'2" (3.78 x 3.73)  
12'7" x 11'6" (3.85 x 3.51)

**Dinning Room**  
11'6" x 10'9" (3.51 x 3.28)

**Kitchen**  
15'5" x 7'4" (4.72 x 2.24)

**Cloakroom**

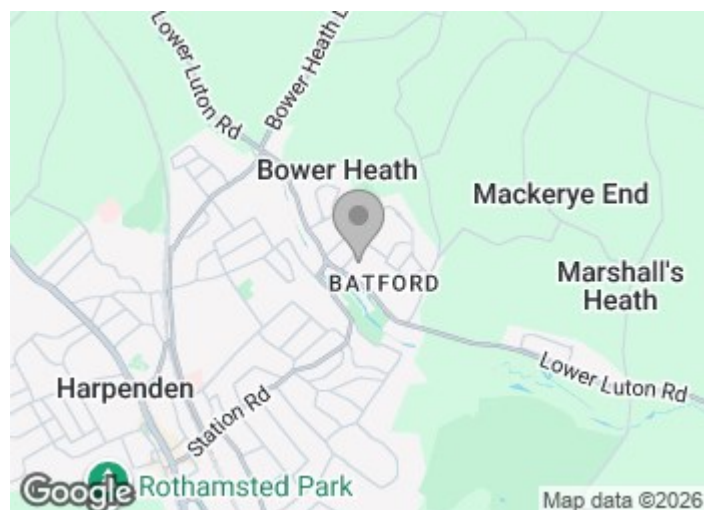
**Bedroom One**  
11'11" x 10'9" (3.64 x 3.29)

**Bedroom Two**  
8'7" x 7'7" (2.62 x 2.32)

**Bathroom**

**Bedroom Three**  
10'1" x 9'1" (3.09 x 2.78)

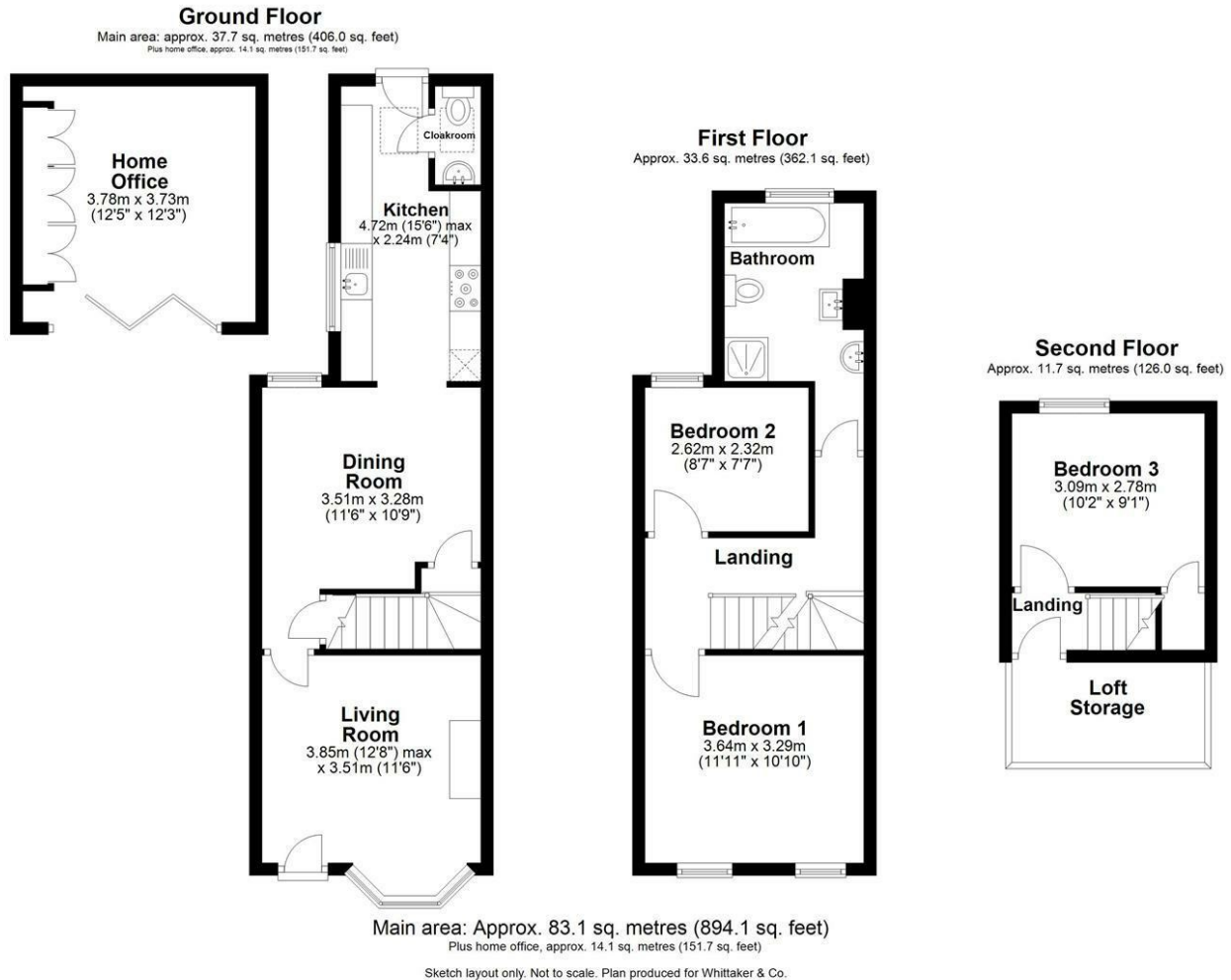
**Home Office**



[Directions](#)



# Floor Plan



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	