



Coleswood Road Harpden, AL5 1EG

Refurbished by our clients, this super family home of circa 1,200 sq ft - arranged over three floors - has an open plan Kitchen / Dining / Family Room which opens onto the private garden. Close to both the amenities of Southdown and The Common, well placed for schooling and walking distance to Harpenden town centre.

Guide price £750,000

Coleswood Road

Harpden, AL5 1EG



- Circa 1,200 sq ft
- Open plan Kitchen / Dining / Family Room
- Well placed for schooling
- Refurbished by our clients
- Private garden
- Walking distance to town centre & station
- Arranged over three floors
- Close to amenities of Southdown
- Council Tax Band D

Entrance Hall

Bathroom

Living Room

Bedroom Two

13'3" (max) x 11'10" (4.04 (max) x 3.46 x 3.40)
3.62)

Eaves Storage

Kitchen / Dining / Family Room

18'10" x 10'3" (5.76 x 3.13)

Utility Room

Cloakroom

Bedroom One

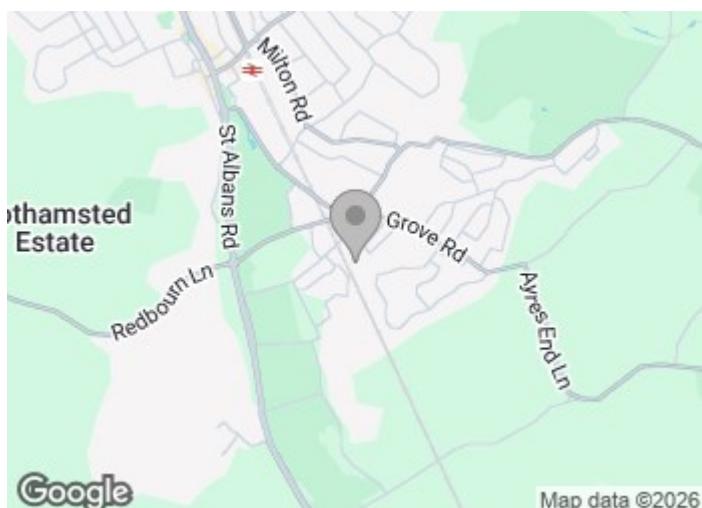
15'3" x 10'11" (4.67 x 3.34)

Bedroom Three

9'11" x 9'10" (3.03 x 3.02)

Bedroom Four

9'4" x 5'6" (2.85 x 1.70)





Floor Plan

Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



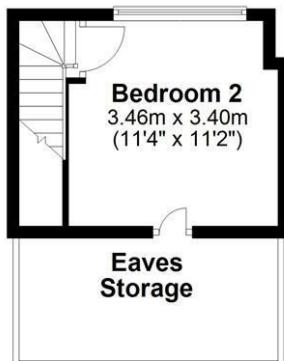
First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Second Floor

Approx. 14.3 sq. metres (154.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.7 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		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			