



How Field Harpden, AL5 3AU

Super opportunity to acquire a lovely family home of circa 2000 sq ft with well proportioned rooms and integral garage offering great potential for development and refurbishment. Located in a quiet cul-de-sac, close to the popular Nickey Line this property is ideally placed for excellent schooling and within walking distance of the town centre and station **** CHAIN FREE ****

Guide price £1,150,000

How Field

Harpenden, AL5 3AU



- Super family home of circa 2000 sq ft
- Potential for development/refurbishment
- Easy access to the town centre and station
- Four bedrooms and two bathrooms
- Close to the popular Nickey Line
- ****CHAIN FREE****
- Integral garage and private driveway
- Ideally placed for excellent schooling
- Council Tax Band G

Entrance Hall

Living Room

17'3" x 11'11" (5.26m x 3.64m)

Dining Room

15'2" x 11'10" (4.63m x 3.62m)

Kitchen/Breakfast Room

12'0" x 11'10" (3.68m x 3.62m)

Utility Room

7'10" x 5'6" (2.40m x 1.69m)

Cloakroom

Conservatory

14'4" x 11'3" (4.38m x 3.44m)

Bedroom One

15'0" x 12'4" (4.59m x 3.78m)

Bedroom Two

14'11" x 12'4" (4.56m x 3.78m)

Bedroom Three

14'0" x 11'1" (4.27m x 3.39m)

Bedroom Four

13'7" x 10'10" (4.15m x 3.31m)

Shower Room

Bathroom

Garage

17'5" x 14'11" (5.33m x 4.57m)





Floor Plan

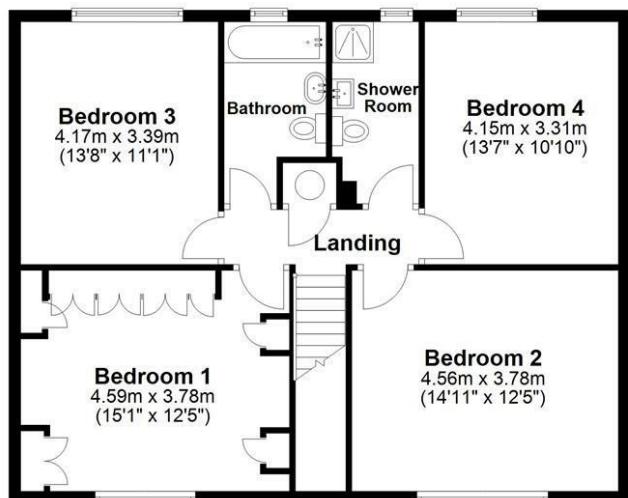
Ground Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



First Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 189.6 sq. metres (2040.5 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		
(81-91)	B		
(69-80)	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		
(81-91)	B		
(69-80)	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			