



Cravells Road Harpden, AL5 1BD

Charming character home featuring plenty of period features and a double reception room. This ever popular location is moments from the amenities of Southdown, close to East Common and within a short walk of the town centre and station. Planning permission granted for a two storey rear extension Ref No 5/2023/2033

Guide price £545,000

Cravells Road

Harpden, AL5 1BD



- Charming period home circa 610 sq ft
- Planning permission for a two storey rear extension
- Close to East Common
- Double Reception Room
- South east facing garden
- Short walk to Harpenden town centre & station
- Two Bedrooms
- Moments from the amenities of Southdown
- Council Tax Band D

Lounge/Dining Room

22'5" x 12'1" (6.85m x 3.70m)

Kitchen

9'1" x 6'11" (2.78m x 2.13m)

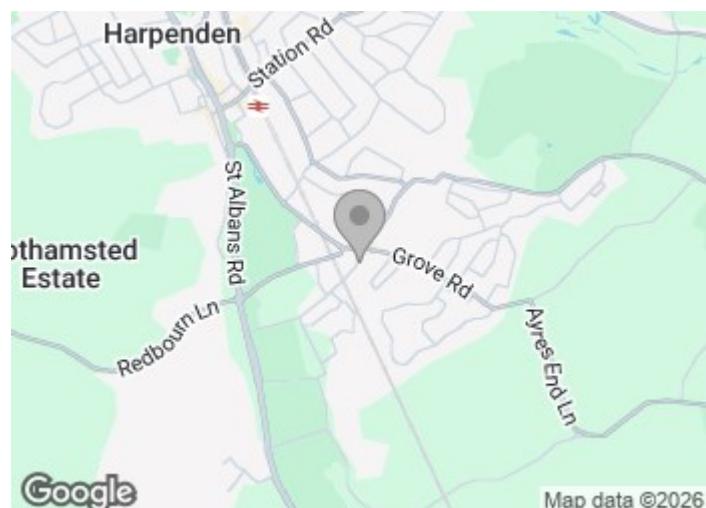
Bedroom One

12'1" x 11'6" (3.70m x 3.53m)

Bedroom Two

8'9" x 6'6" (2.68m x 2m)

Bathroom

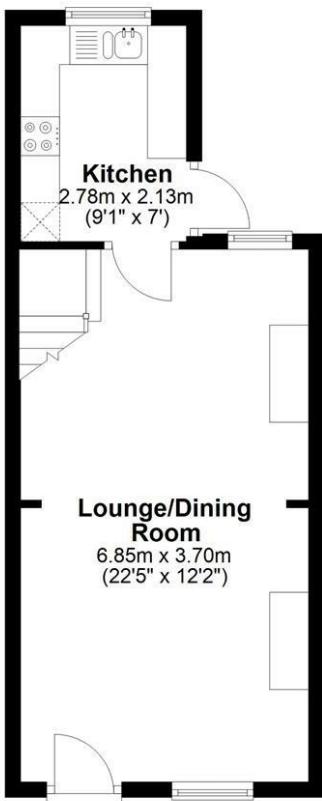




Floor Plan

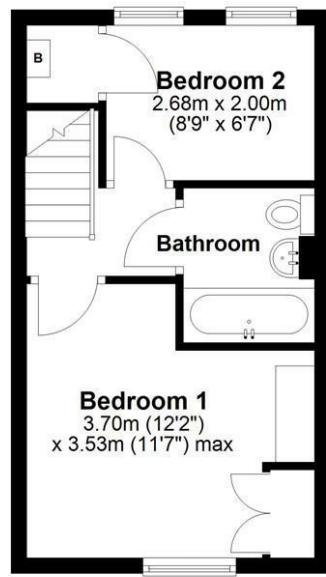
Ground Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.2 sq. feet)



Total area: approx. 56.8 sq. metres (611.0 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 | | | |
| | | 70 | 80 |
| | | | |
| 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 | | | |