



## Coldharbour Lane Harpden, AL5 4NQ

Beautifully presented family home arranged over three floors, refurbished by our clients to include a large loft conversion. Integral garage with driveway for three cars and South West facing garden in excess of 40ft. The property also offers superb scope for further extensions/remodeling STPP. Prime location in the catchment area for outstanding primary and secondary schools, within a convenient walk of the town centre and station. Positioned in a quiet peaceful location that is close to beautiful open countryside.

**Guide price £900,000**

# Coldharbour Lane

## Harpenden, AL5 4NQ



- Great family home of over 1600 sq ft
- South West facing garden in excess of 40ft
- Close to beautiful open countryside and positioned in a quiet peaceful location
- Arranged over three floors
- Prime location in catchment for outstanding primary and secondary schools
- Council Tax Band E
- Integral garage and driveway for three cars
- Easy walk of Harpenden town centre and station
- Excellent scope for further extensions/remodeling STPP

Porch

Entrance Hall

Living Room

13'3" x 12'8" (4.06m x 3.87m)

Dining Area

10'5" x 8'11" (3.19m x 2.72m)

Family Area

11'0" x 8'7" (3.37m x 2.63m)

Kitchen/Breakfast Room

10'10" 10'5" (3.31m 3.19m)

Utility Room

7'5" x 7'0" (2.28m x 2.15m)

Cloakroom

Bedroom Two

11'9" x 9'4" (3.60m x 2.85m)

Bedroom Three

11'9" x 9'4" (3.60m x 2.85m)

Bedroom Four

8'1" x 7'10" (2.48m x 2.39m)

Bathroom

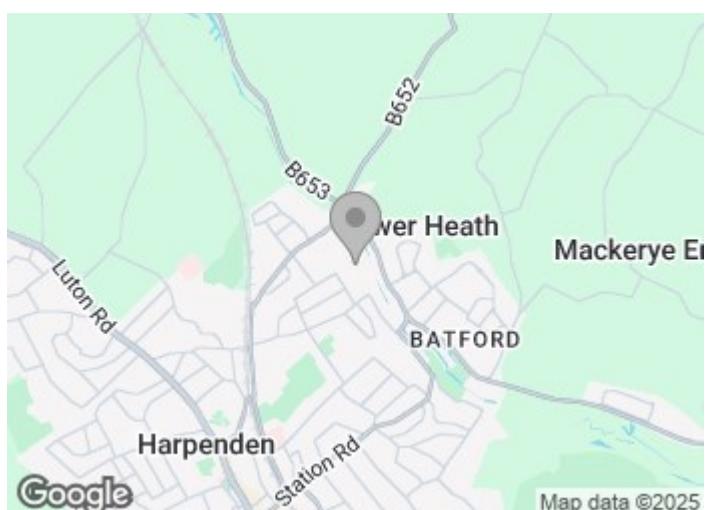
Bedroom One

17'9" x 14'10" (5.43m x 4.53m)

En-Suite Shower

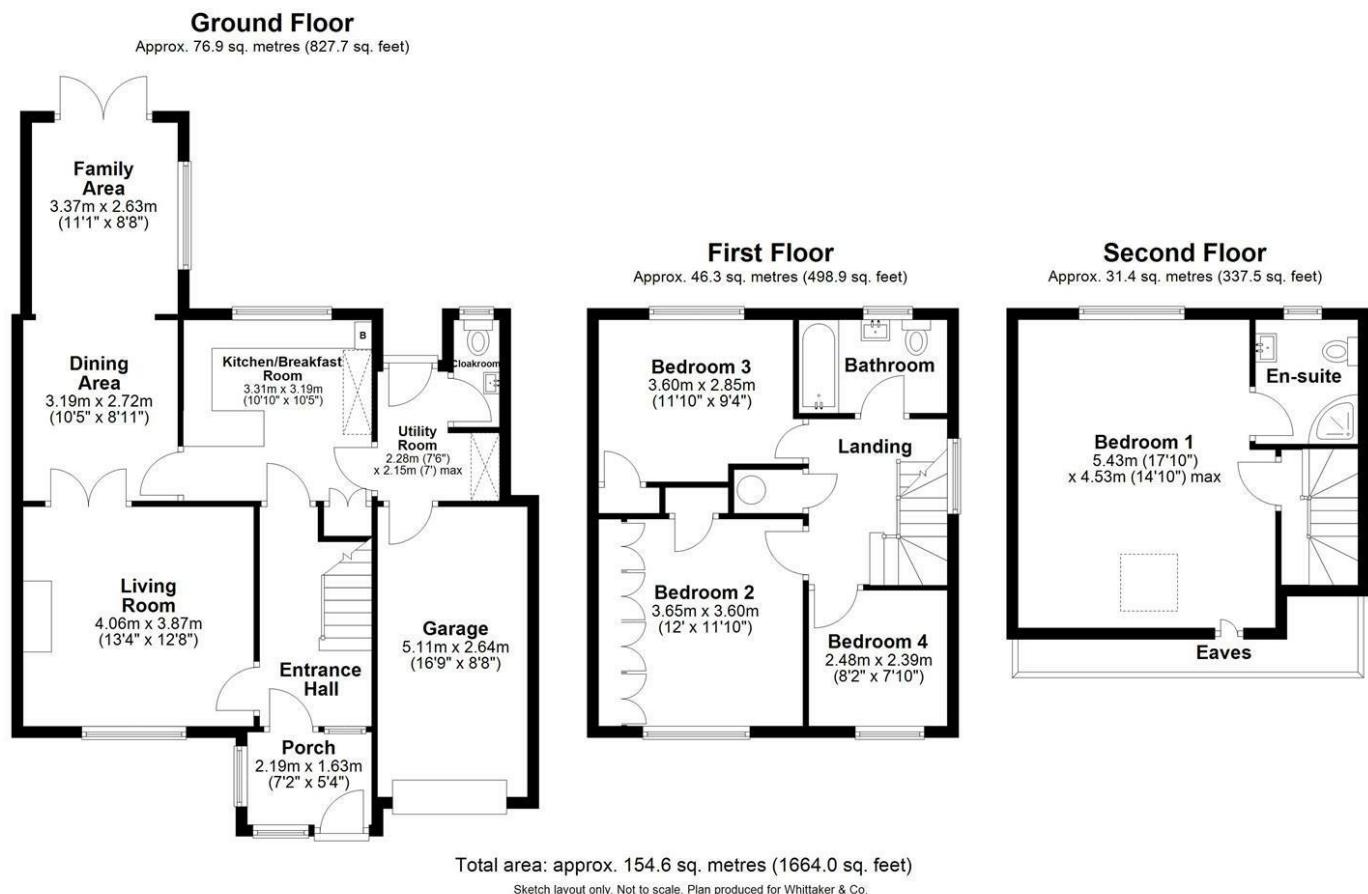
Garage

16'9" x 8'7" (5.11m x 2.64m)





# Floor Plan



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			