



## Aldwick Road Harpden, AL5 1NG

Super family home extended by our clients to create plenty of living space and the potential for the study to be used as a ground floor bedroom. The property benefits from a lovely south facing garden of circa 75 ft. Located in a quiet, sought after road, well placed for excellent schooling, close to the amenities of Southdown and beautiful open countryside and a short distance to Harpenden town centre and station. Greenway Spinney Nature Reserve is just moments away. \* CHAIN FREE \*

**Guide price £1,295,000**

# Aldwick Road

## Harpenden, AL5 1NG



- Great family home circa 1955 sq ft
- Ground floor shower room
- Within walking distance of 7 excellent schools
- Spacious living accommodation
- Potential for a ground floor bedroom
- CHAIN FREE
- South facing garden
- Garage and plenty of off road parking
- Council Tax Band G

### Entrance Hall

### Kitchen/Breakfast Room

17'11" x 17'6" (5.47m x 5.34m)

### Shower Room

### Dining Room

18'0" x 12'2" (5.49m x 3.72m)

### Living Room

15'1" x 11'11" (4.60m x 3.64m)

### Family Room

23'2" x 9'3" max (7.08m x 2.84m max)

### Study/Bedroom Five

15'5" x 8'6" max (4.72 x 2.60m max)

### Bedroom One

13'0" x 10'6" (3.98m x 3.22m)

### Bedroom Two

12'11" x 10'5" (3.96m x 3.20m)

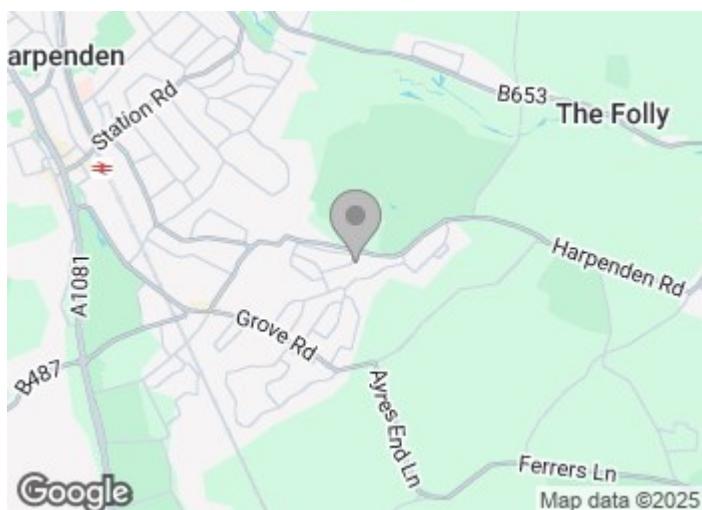
### Bedroom Three

12'0" x 8'5" (3.66m x 2.59m)

### Bedroom Four

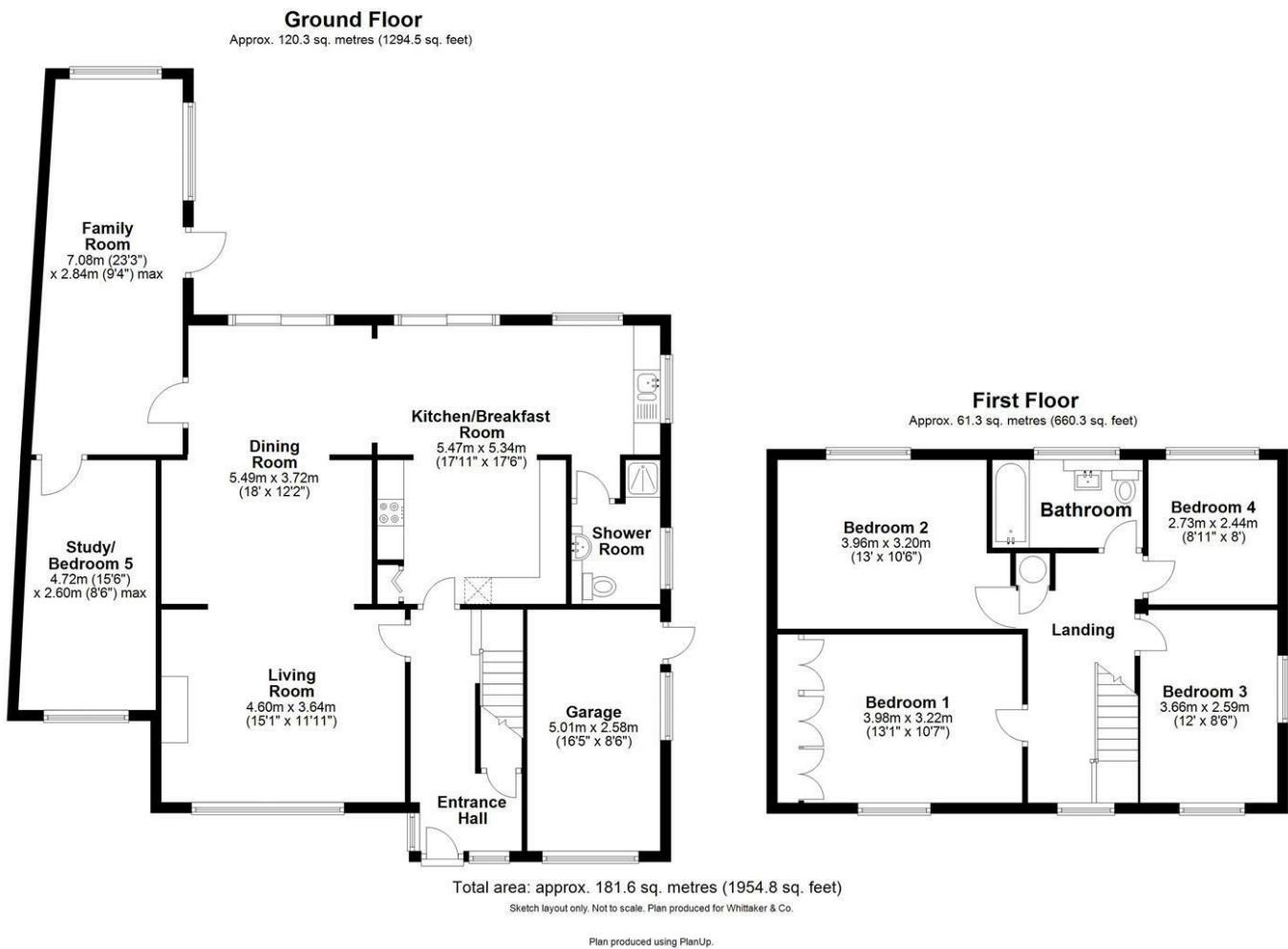
8'11" x 8'0" (2.73m x 2.44m)

### Bathroom





# 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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	