



Bower Heath Lane, Bower Heath Harpden, AL5 5EE

This attractive semi-detached property (attached at the rear) on a plot of 0.22 acre, is located in an idyllic semi-rural area, surrounded by open countryside and woodlands. This fabulous opportunity offers a tremendous amount of potential for improvement and extension STPP. Bower Heath is a short drive to all the amenities of Harpenden with station and excellent schools.

Offers in excess of £500,000

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- Characterful semi-detached property
- Set in 0.22 of an acre
- Easy access to Harpenden station and excellent schools being a short drive to Harpenden and all its amenities
- Adjacent to open countryside
- Plenty of parking to the side of the house
- Council Tax Band E
- Huge potential for improvement & extension STPP
- Period features throughout
- CHAIN FREE

Living Room

11'11" x 11'10" (3.64m x 3.63m)

Garden Store

10'2" x 6'7" (3.12m x 2.01m)

Dining Room

14'0" x 12'2" (4.28m x 3.71m)

Store

8'7" x 8'3" (2.63m x 2.53m)

Kitchen

10'1" x 8'3" (3.08m x 2.53m)

Utility Room

10'1" x 4'5" (3.08m x 1.37m)

Bedroom One

12'0" x 11'10" (3.68m x 3.63m)

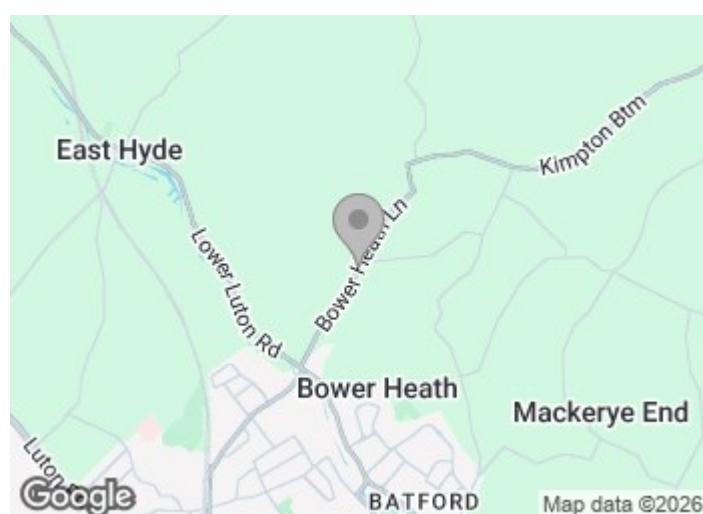
Bedroom Two

9'1" x 8'7" (2.78m x 2.63m)

Bedroom Three

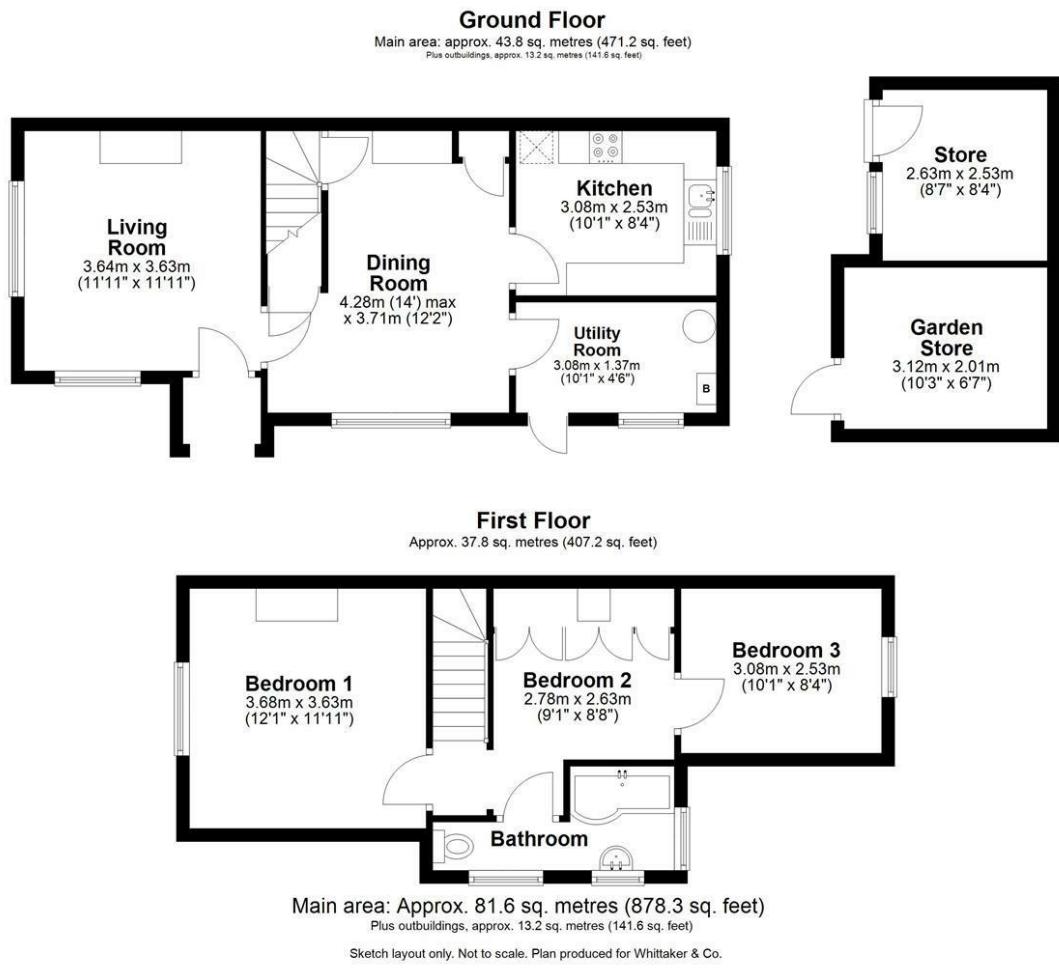
10'1" x 8'3" (3.08m x 2.53m)

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	100	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	54	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	