



Carlton Road Harpden, AL5 4SY

Four bedroom townhouse, arranged over three floors in a sought after, central location. Benefiting from large communal gardens, garage and allocated parking. Walking distance to Harpenden town centre and station and ideally placed for excellent schooling.

Guide price £620,000

Carlton Road

Harpden, AL5 4SY



- Four bedroom townhouse
- Garage & allocated parking
- Walking distance to Town centre & station
- Circa 1,287 sq ft
- Arranged over three floors
- Ideally placed for excellent schooling
- Central location
- Large communal gardens
- Council Tax Band E

Entrance Hall

W/C

Bedroom Four/Study
11'4" x 9'5" (3.47 x 2.88)

Garage
21'7" x 9'5" (6.58 x 2.89)

Utility Room
9'11" x 6'2" (3.03 x 1.89)

Living Room
27'8" x 16'0" (8.45 x 4.88)

Kitchen
9'10" x 7'2" (3.02 x 2.20)

Bedroom One
13'11" x 9'8" (4.26 x 2.95)

Bedroom Two

15'3" x 9'3" (4.67 x 2.82)

Bedroom Three

10'1" x 7'6" (3.08 x 2.31)

Bathroom

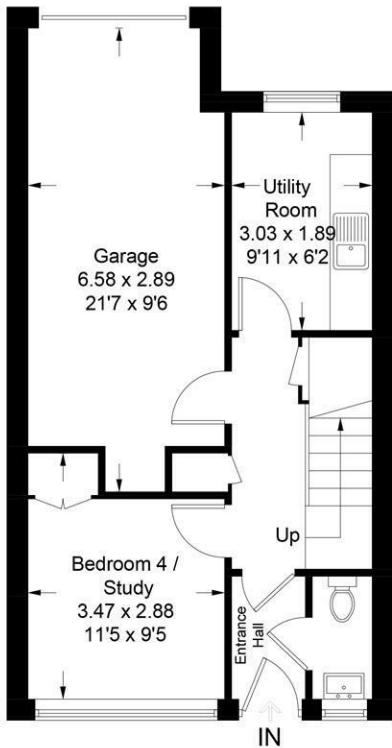




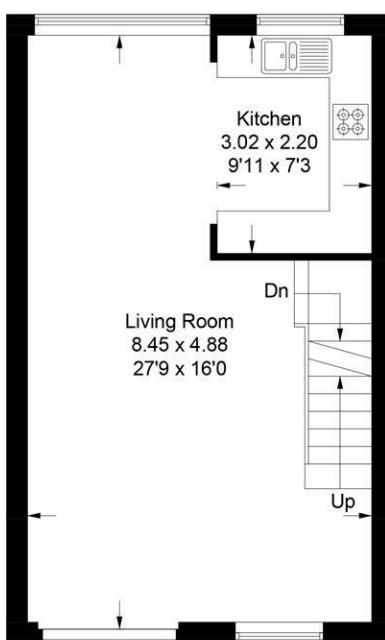
Floor Plan

Carlton Court

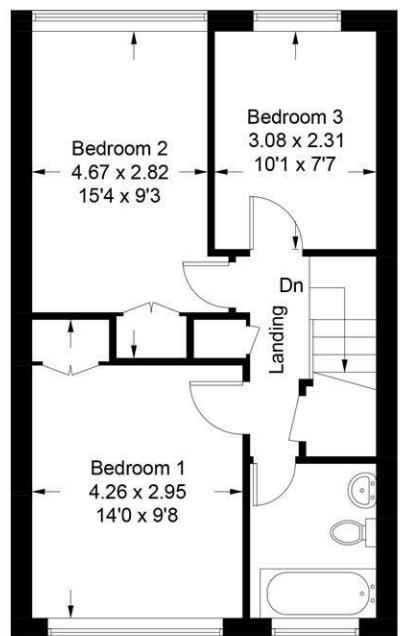
Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1266397)

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		
(81-81)	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		
(81-81)	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			