



## Molescroft Harpden, AL5 3LS

A well presented, three bedroom detached family home of circa 1,370 sq ft extended by our clients to offer versatile living space. The property benefits from a private driveway and an 85ft private garden with Garden Room. Peaceful location, ideally placed for excellent schooling and within easy reach of Harpenden town centre and station. \*\* CHAIN FREE \*\*

**Guide price £895,000**

# Molescroft

## Harpden, AL5 3LS



- Detached family home of circa 1,370 sq ft
- Private driveway
- Well placed for excellent schooling
- Versatile living space
- 85ft private garden with Garden Room
- \*\*CHAIN FREE\*\*
- Ground floor bathroom plus Shower Room
- Peaceful location
- Council Tax Band E

### Entrance Hall

### Bathroom

### Kitchen

11'3" x 9'6" (3.43m x 2.90m)

### Dining Room

17'1" x 8'4" (5.21m x 2.55m)

### Utility Room

8'4" x 5'7" (2.55m x 1.72m)

### Living Room

17'10" x 12'11" (5.46m x 3.94m)

### Family Room

10'7" x 8'11" (3.24m x 2.74m)

### Bedroom One

12'10" x 11'10" (3.92m x 3.62m)

### Bedroom Two

19'3" x 8'4" (5.88m x 2.55m)

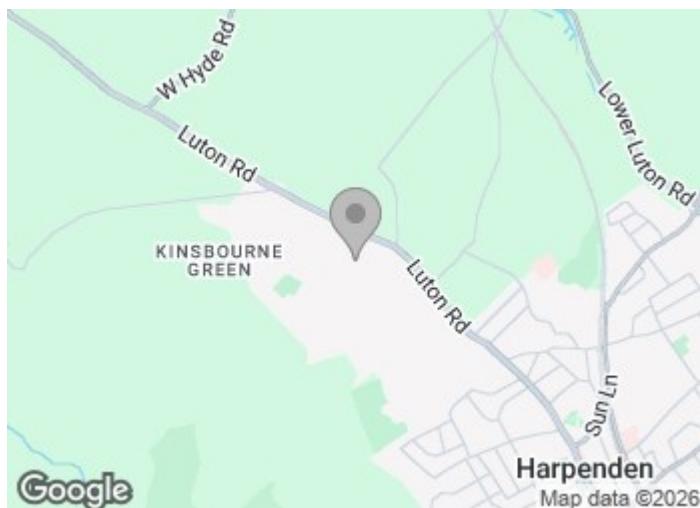
### Bedroom Three

9'3" x 7'1" (2.83m x 2.16m)

### Shower Room

### Garden Room

12'9" x 9'7" (3.91m x 2.93m)

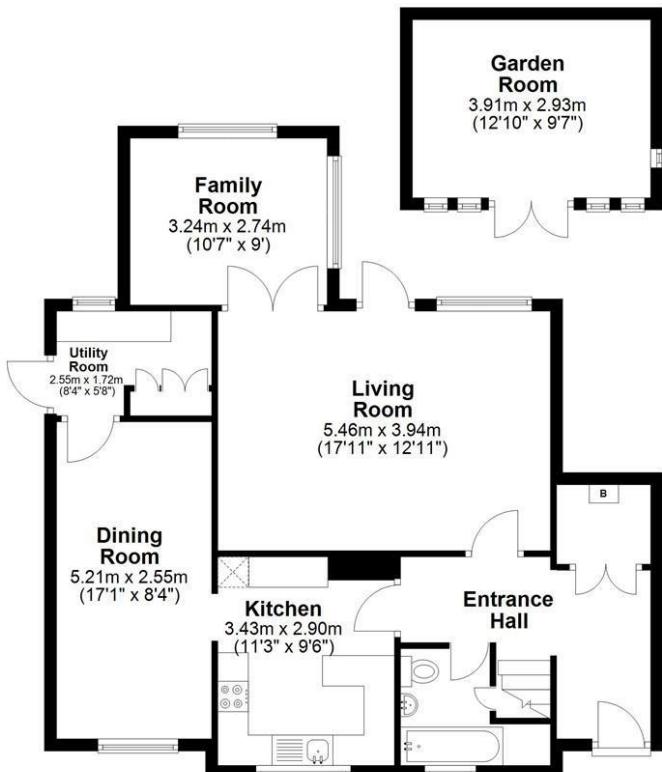




# Floor Plan

## Ground Floor

Main area: approx. 75.4 sq. metres (811.9 sq. feet)  
Plus outbuildings, approx. 11.4 sq. metres (123.2 sq. feet)



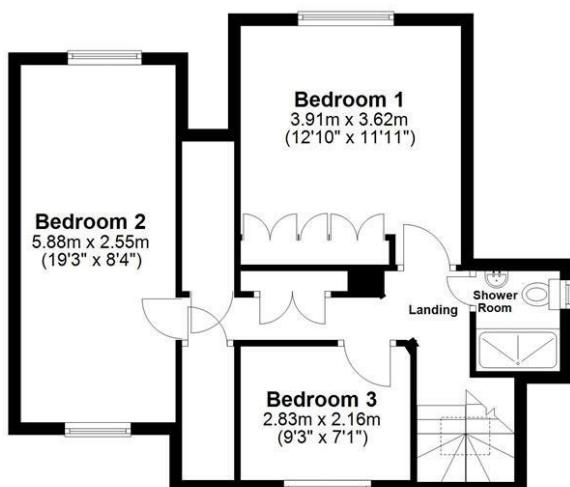
Main area: Approx. 127.4 sq. metres (1371.5 sq. feet)  
Plus outbuildings, approx. 11.4 sq. metres (123.2 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

## First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



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		86
(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			

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			