



Wells Close Harpenden, AL5 3LQ

** Development Opportunity** A three bedroom property with a building plot to side with permission for a separate three bedroom dwelling and a single storey rear extension to 1 Wells Close . Wells Close is a popular cul-de-sac located in the heart of Roundwood within easy reach of excellent schools. Plans for the new build and extension are available on request.

Guide price £750,000

Wells Close

Harpden, AL5 3LQ



- ****DEVELOPMENT OPPORTUNITY****
- Set on a corner plot of 0.2 acre
- Easy reach of excellent schools
- Building Plot to side with planning permission for a separate dwelling
- South facing garden
- Council Tax band E
- Plus planning permission for single storey rear extension to number 1
- Located in a popular cul-de-sac
- **** Chain Free****

Entrance Hall

Bathroom

Kitchen/Breakfast Room

Garage

Living Room

9'10" x 7'11" (3.02m x 2.43m)

16'0" x 10'2" (4.88m x 3.12m)

Dining/Family Room

20'5" x 8'7" (6.24m x 2.62m)

Utility Room

7'4" x 8'7" (2.25m x 2.62m)

Bedroom One

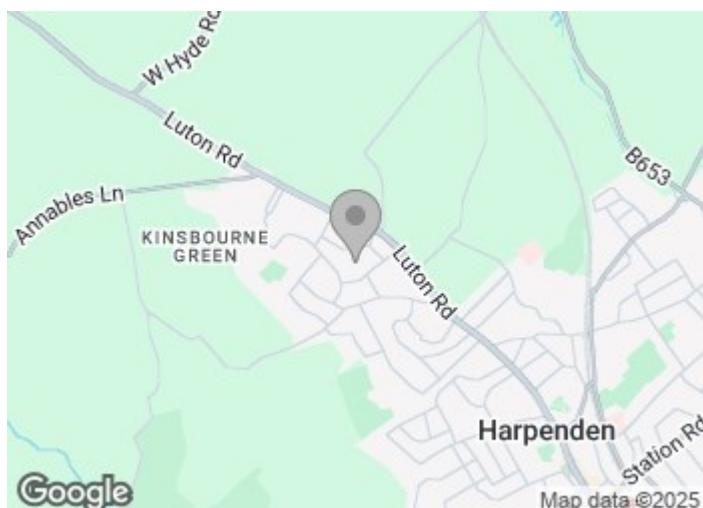
16'2" x 10'4" (4.93m x 3.15m)

Bedroom Two

10'4" x 10'1" (3.17m x 3.08m)

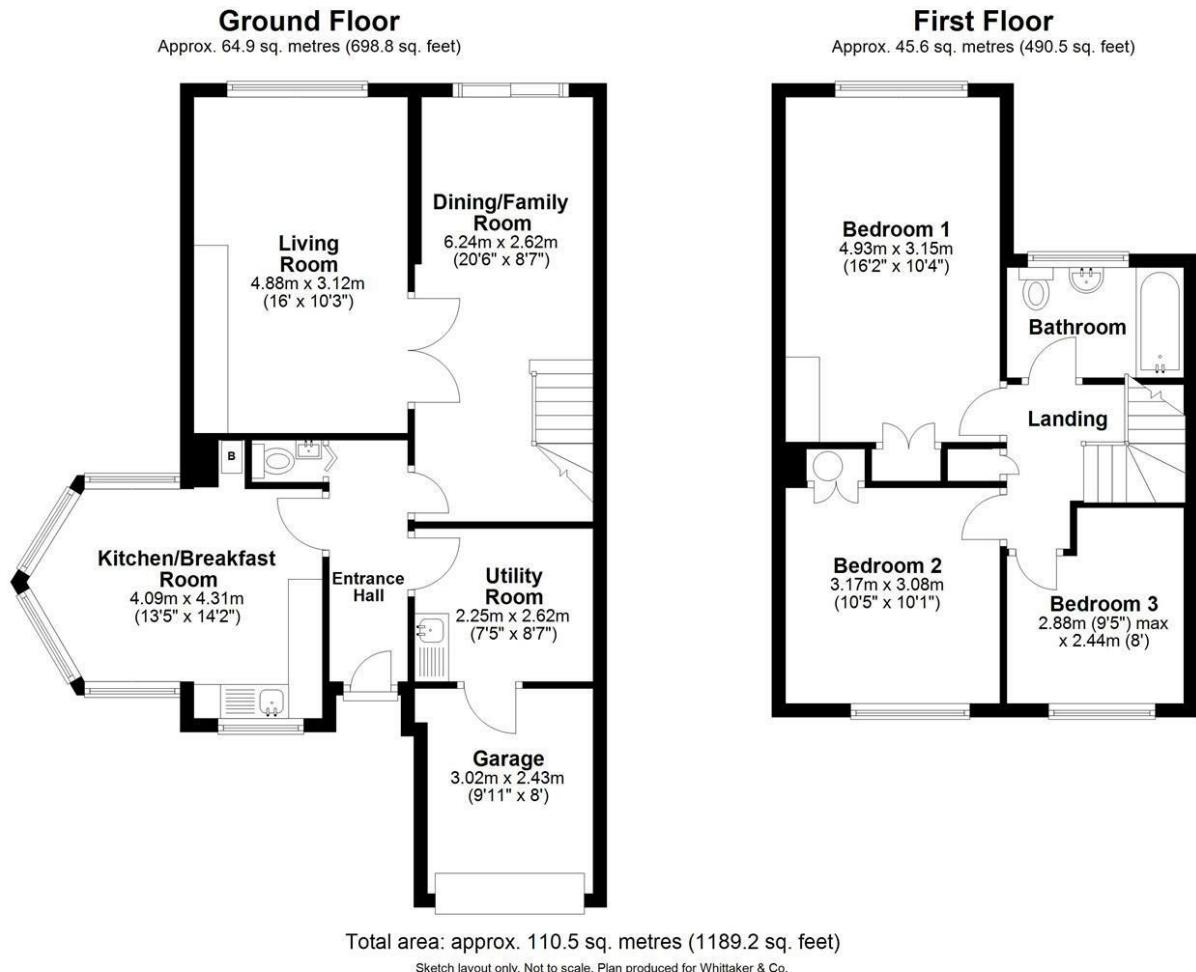
Bedroom Three

9'5" x 8'0" (2.88m x 2.44m)





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
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		EU Directive 2002/91/EC	
England & Wales		England & Wales	