



## 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

## Harpenden, 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

### Kitchen/Breakfast Room

### Living Room

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)

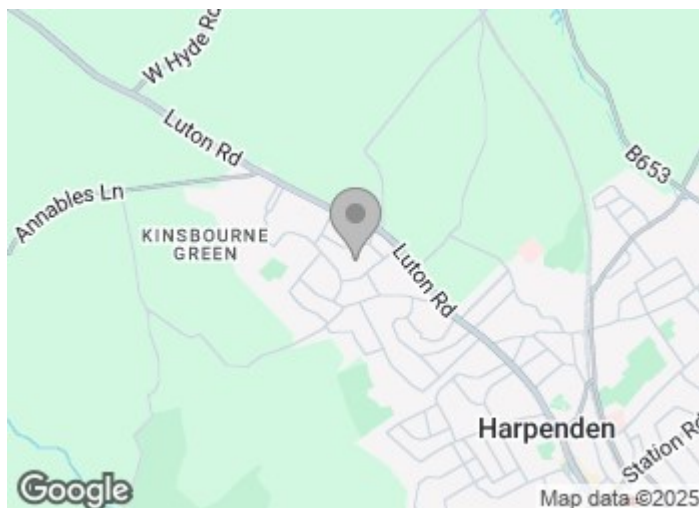
### Bedroom Three

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

### Bathroom

### Garage

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

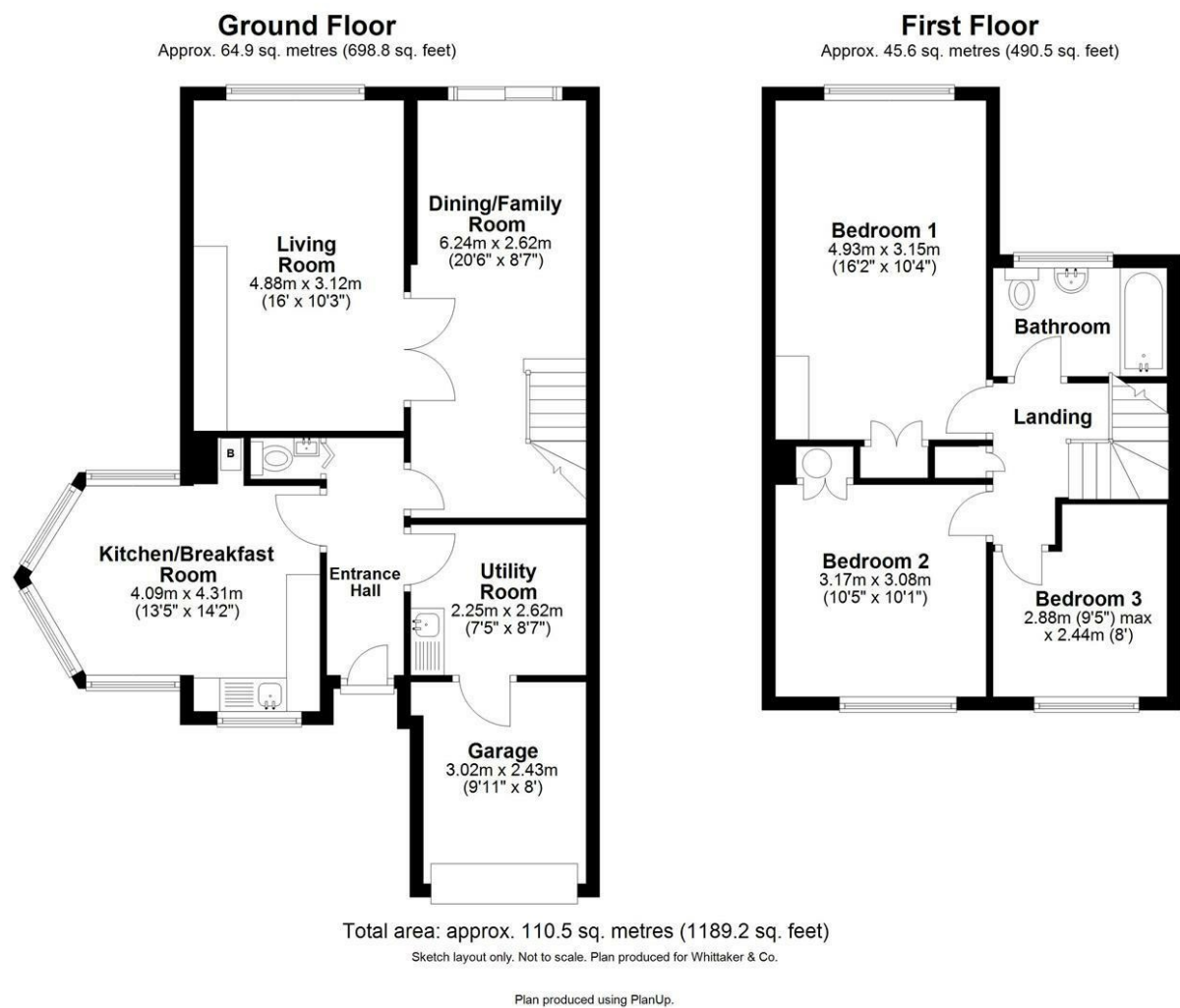








Floor Plan



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