



## Bower Heath Lane Harpden, AL5 5EE

Characterful four bedroom home of over 1,317 sq ft, refurbished and extended by our clients and surrounded by beautiful open countryside. Sitting on a plot of 0.14 acre with oak framed double garage and south west facing garden in excess of 70ft. Short drive to Harpenden town centre and station and close to excellent schooling. **\*CHAIN FREE\***

**Guide price £995,000**

# Bower Heath Lane

## Harpden, AL5 5EE



- Characterful 4 bedroom property on a 0.14 acre plot
- Surrounded by beautiful open countryside
- Short drive to Harpenden town centre & station
- Close to excellent schooling
- Oak framed detached garage
- \*CHAIN FREE\*
- Refurbished & Extended by our clients
- South west facing garden in excess of 70ft
- Council Tax Band D

Hall

Cloakroom

Kitchen/Dining Room  
26'9" x 11'3" (8.17 x 3.44)

Conservatory

11'6" x 8'6" (3.53 x 2.61)

Living Room

22'3" x 15'1" (6.80 x 4.61)

Utility Cupboard

Bedroom One

11'2" x 10'2" (3.41 x 3.11)

Landing

Bedroom Two

10'11" x 10'4" (3.35 x 3.15)

Bedroom Three

8'1" x 8'0" (2.48 x 2.45)

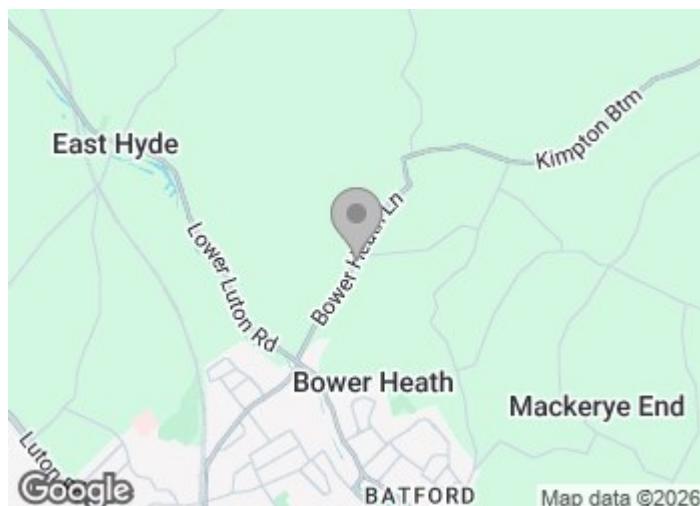
Bedroom Four

8'7" x 8'4" (2.63 x 2.56)

Bathroom

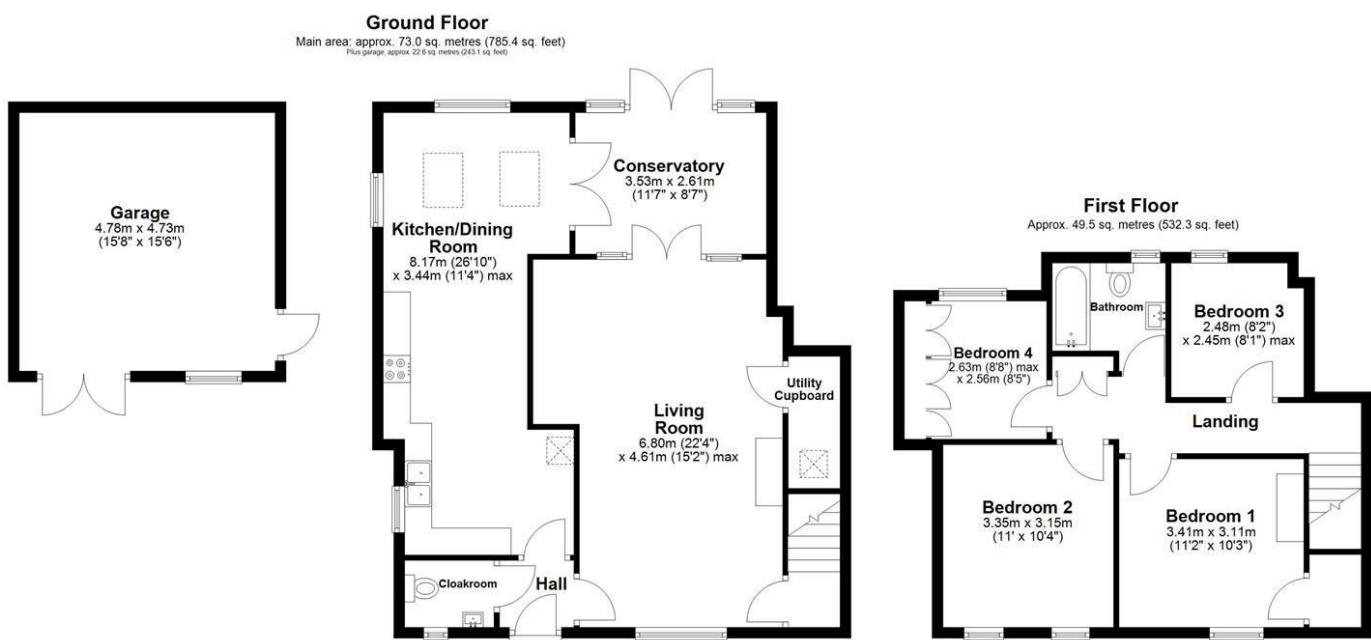
Garage

15'8" x 15'6" (4.78 x 4.73)





# Floor Plan



Main area: Approx. 122.4 sq. metres (1317.7 sq. feet)  
Plus garage, approx. 22.6 sq. metres (243.1 sq. feet)

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

Plan produced using PlanUp.

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			
(81-91) 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			
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			
EU Directive 2002/91/EC			
England & Wales			