



8 Moorland Road

Harpenden, AL5 4LA

Semi-detached chalet bungalow of circa 1,069 sq ft arranged over two floors. Ground floor bedroom and shower room with two further bedrooms and bathroom upstairs. Benefiting from a delightful private east-facing garden, off-street parking and a garage to the rear. Ideally located for excellent schooling and easy access to the town centre and station. ****CHAIN FREE****

Guide price £625,000

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- ****CHAIN FREE****
- Ground floor bedroom & shower room
- East facing garden
- Close to excellent schooling
- Walking distance to town centre & station
- Potential to extend (STPP)
- Garage & parking
- Over 1,000 sq ft
- Council Tax Band E

Entrance Hall

Bathroom

Living Room

15'4" x 12'9" (4.68 x 3.90)

Garage

19'1" x 9'3" (5.82 x 2.83)

Dining Room

11'11" x 11'10" (3.65 x 3.63)

Kitchen

10'9" x 9'8" (3.29 x 2.96)

Ground Floor Shower Room

Bedroom Three

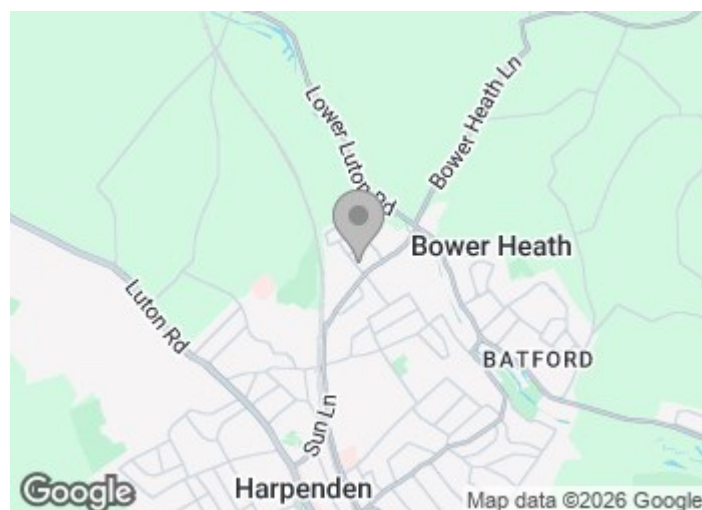
11'10" x 8'11" (3.62 x 2.74)

Bedroom One

17'2" x 11'10" (5.25 x 3.61)

Bedroom Two

17'2" x 8'7" (5.25 x 2.63)

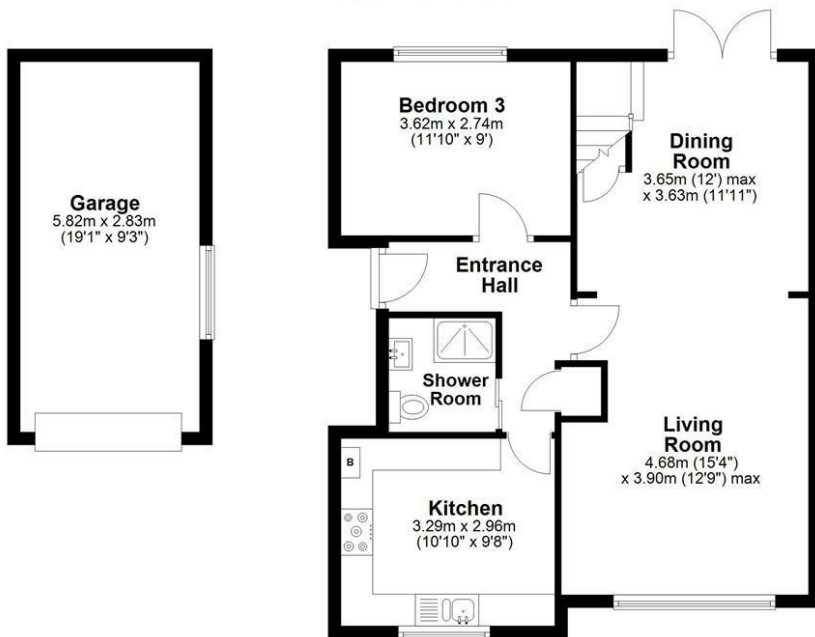


[Directions](#)

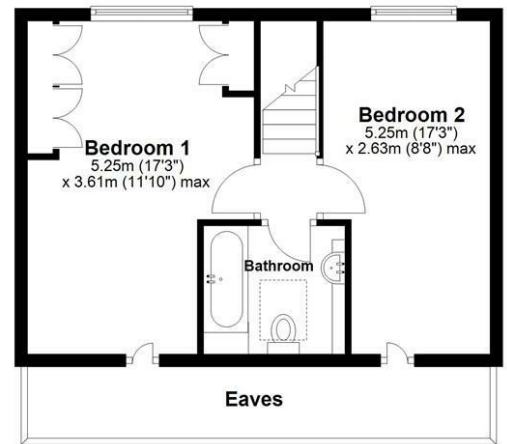


Floor Plan

Ground Floor
Main area: approx. 60.9 sq. metres (655.5 sq. feet)
Plus garage, approx. 16.5 sq. metres (177.1 sq. feet)



First Floor
Approx. 38.5 sq. metres (414.2 sq. feet)



Main area: Approx. 99.4 sq. metres (1069.7 sq. feet)
Plus garage, approx. 16.5 sq. metres (177.1 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 firm's 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	