



Hill Close Harpden, AL5 5JE

Spacious two-bedroom, top floor maisonette with open plan kitchen and living area refurbished to a high standard throughout by our clients. Benefiting from a front garden, garage and allocated parking. Large loft space with potential for conversion (STPP). Located on a private road and positioned within easy reach of Batford. Share of freehold (no ground rent or service charge).

Guide price £350,000

Hill Close

Harpenden, AL5 5JE



- Top Floor Maisonette
- Two Bedrooms
- Refurbished to a high standard throughout by our clients
- Front Garden
- Allocated Parking
- Share of Freehold
- Garage
- Private Road
- Council Tax Band B

Entrance Hall

Kitchen/Living Room

23'11" x 12'9" (7.30 x 3.89)

Bedroom One

11'8" x 9'1" (3.57 x 2.78)

Bedroom Two

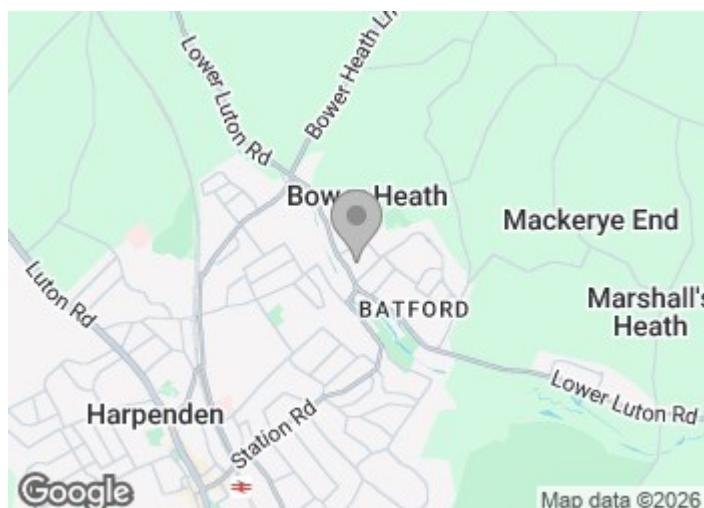
8'7" x 8'5" (2.62 x 2.57)

Bathroom

Garage

17'8" x 7'9" (5.40 x 2.38)

Loft

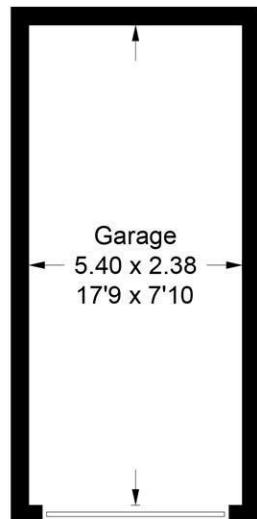
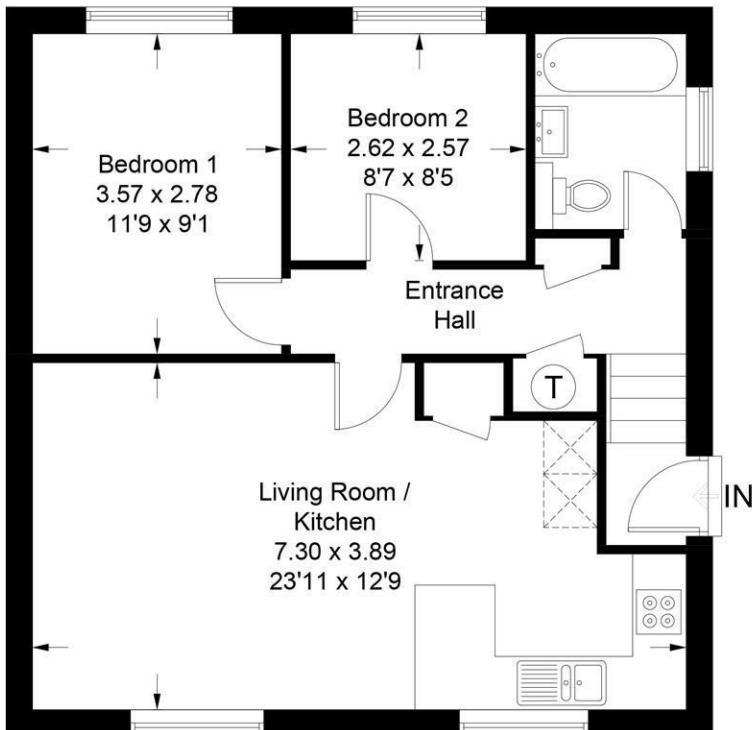




Floor Plan

Hill Closes

Approximate Gross Internal Area = 55.2 sq m / 594.3 sq ft
 Garage = 12.9 sq m / 138.6 sq ft
 Total = 68.1 sq m / 732.9 sq ft



Top Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1255533)

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		
(81-81)	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		76	
England & Wales		45	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			