



## High Firs Crescent Harpden, AL5 1NB

A well presented family home of circa 1,600 sq ft with versatile living space including an open plan Kitchen / Breakfast Room which opens onto the private garden. A peaceful location, close to both beautiful open countryside and the amenities of Southdown. High Firs is within easy reach of the town centre and station and well placed for schooling.

**Guide price £1,050,000**

# High Firs Crescent

Harpden, AL5 1NB



- Circa 1,600 sq ft
- Garage & off-street parking
- Close to amenities of Southdown
- Versatile living space
- Close to open countryside
- Within easy reach of Harpenden town centre & station
- Open plan Kitchen / Breakfast Room
- Well placed for schooling

Entrance Hall

En-suite Bathroom

Living Room

19'7" x 10'11" (5.99 x 3.34)

Bedroom Two

13'10" (max) x 8'9" (4.22 (max) x 2.69)

Family Room

12'9" x 8'9" (3.91 x 2.69)

En-suite Shower Room

Kitchen

12'6" x 8'11" (3.83 x 2.73)

Bedroom Three

11'1" x 10'2" (3.38 x 3.11)

Breakfast Room

13'5" x 8'9" (4.09 x 2.69)

Bedroom Four

11'3" x 9'1" (3.43 x 2.78)

Utility Room

7'10" x 5'3" (2.41 x 1.61)

Family Bathroom

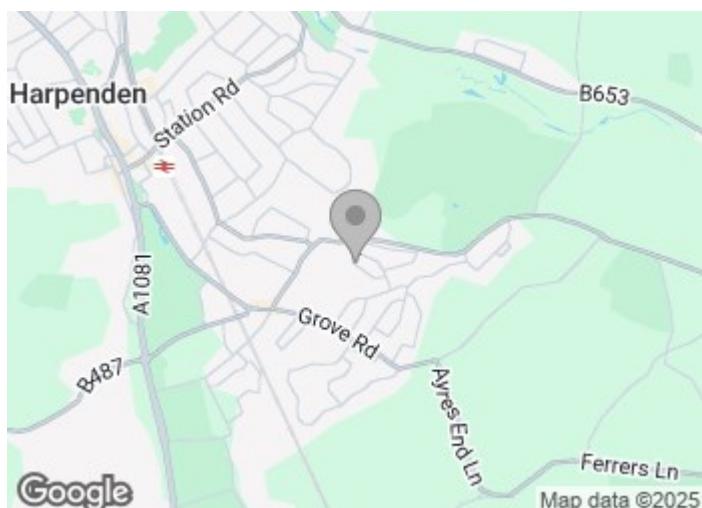
Cloakroom

Integral Garage

10'4" x 7'9" (3.16 x 2.37)

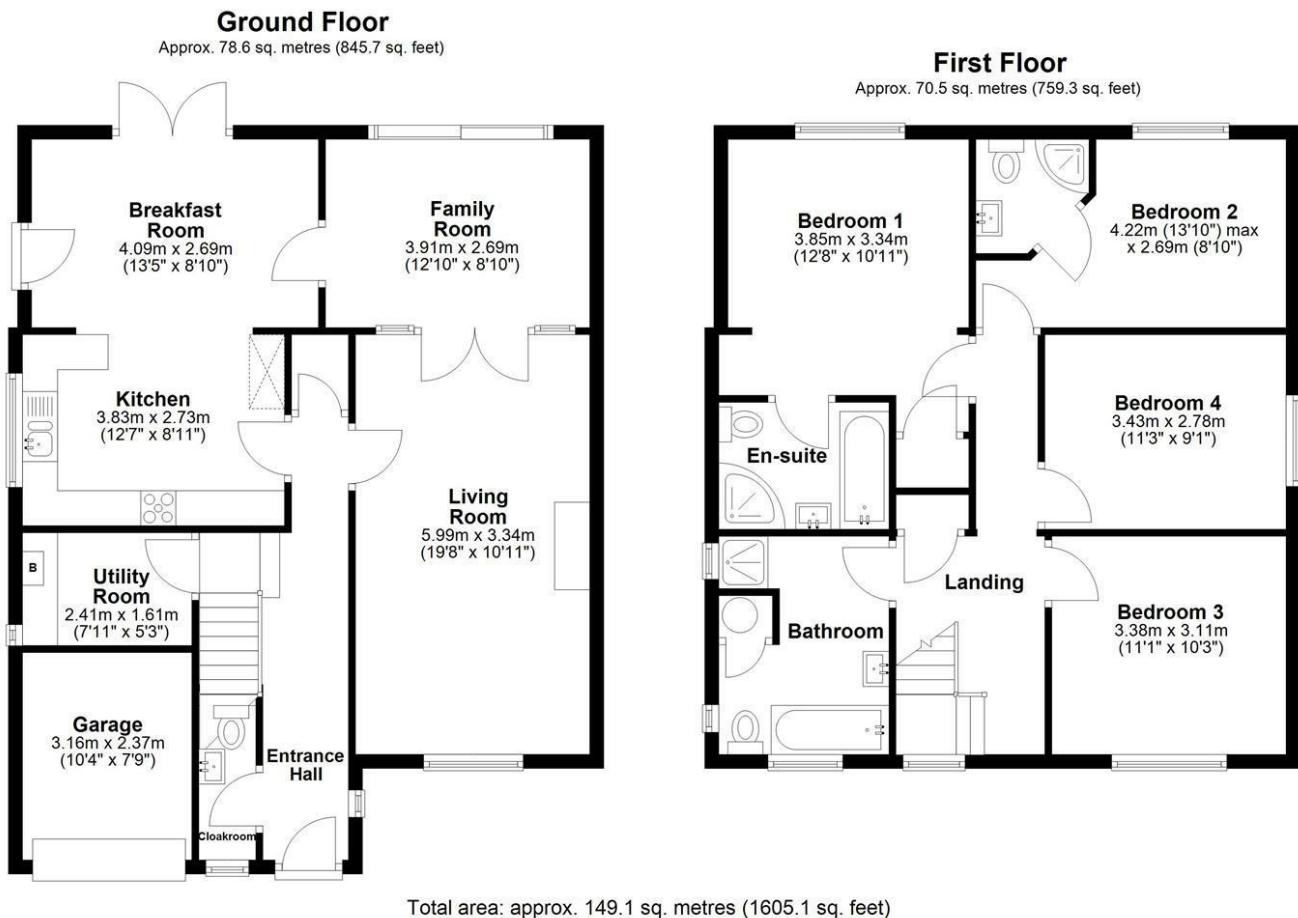
Bedroom One

12'7" x 10'11" (3.85 x 3.34)





# 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		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			