Cornwall Road

Harpenden, AL5 4TQ

Well presented three bedroom period home on this sought after road in central Harpenden. Two reception rooms, loft room and lovely and mature garden. Minutes from Harpenden town centre and station and ideally located for excellent schooling.

Guide price £1,150,000

Cornwall Road
Harpenden, AL5 4TQ

🛏 3   🛁 1   🛋 2   ☰ E

- Period three bedroom home
- Prime central location
- Ideally located for excellent schooling

- Two Reception Rooms
- Private and mature garden
- Sought after road

- Loft Room
- Minutes from town centre and station
- Council Tax Band E

Hall

Living Room
25'7" x 11'3" (7.80m x 3.45m)

Kitchen
21'10" x 9'4" (6.68m x 2.85m)

Utility

Cloakroom

Dining Room
11'1" x 9'4" (3.40m x 2.85m)

Bedroom One
13'7" x 10'5" (4.16m x 3.20m)
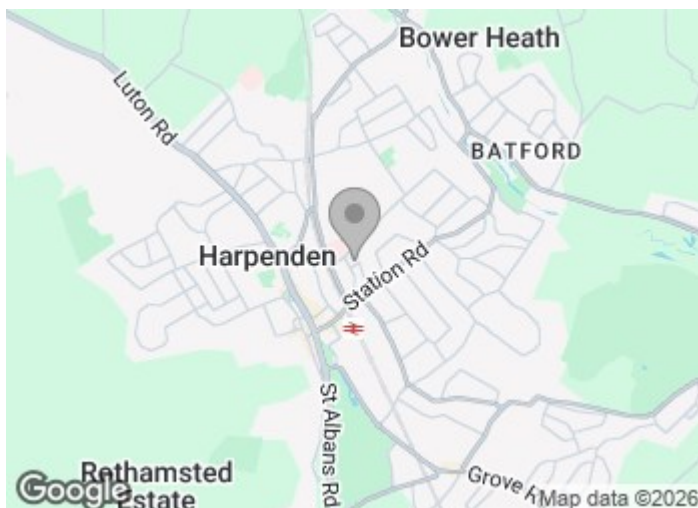
Bedroom Two
14'9" x 10'9" (4.51m x 3.29m)

Bedroom Three
11'6" x 8'7" (3.52m x 2.64)

Bathroom

Loft Room
13'10" x 11'4" (4.24m x 3.47m)

Floor Plan

Ground Floor
Approx. 65.0 sq. metres (699.6 sq. feet)

Dining Room
3.40m x 2.85m
(11'2" x 9'4")

Cloakroom

Utility

Kitchen
6.68m x 2.85m
(21'11" x 9'4")

Living Room
7.80m (25'7") max
x 3.45m (11'4")

Hall

First Floor
Approx. 55.6 sq. metres (598.2 sq. feet)

Bedroom 1
4.16m x 3.20m
(13'8" x 10'6")

Bathroom

Bedroom 3
3.52m x 2.64m
(11'7" x 8'8")

Bedroom 2
4.51m (14'10")
x 3.49m (11'5") max

Second Floor
Approx. 14.7 sq. metres (158.6 sq. feet)

Eaves

Loft Room
4.24m x 3.47m
(13'11" x 11'5")

Eaves

Total area: approx. 135.3 sq. metres (1456.4 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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