



## Salisbury Road Harpenden, AL5 5AR

Fantastic three bedroom, period home - arranged over three floors - which has been refurbished by our clients. Mature private garden with the additional benefit of a Home Office / Studio. Well placed for schooling and close to beautiful open countryside.

**Guide price £650,000**

# Salisbury Road

Harpenden, AL5 5AR



- Period home
- Open plan Kitchen / Diner
- Well placed for schooling
- Arranged over three floors
- Home Office / Studio
- Close to open countryside
- Refurbished by our clients
- Private Garden

## Entrance Hall

## Living Room

14'11" (max) x 11'2" (4.55 (max) x 3.41)

## Kitchen / Dining Room

19'9" x 14'8" (6.03 x 4.49)

## Utility Room

6'11" x 5'1" (2.11 x 1.56)

## Cloakroom

## Bedroom One

14'9" x 10'4" (4.50 x 3.16)

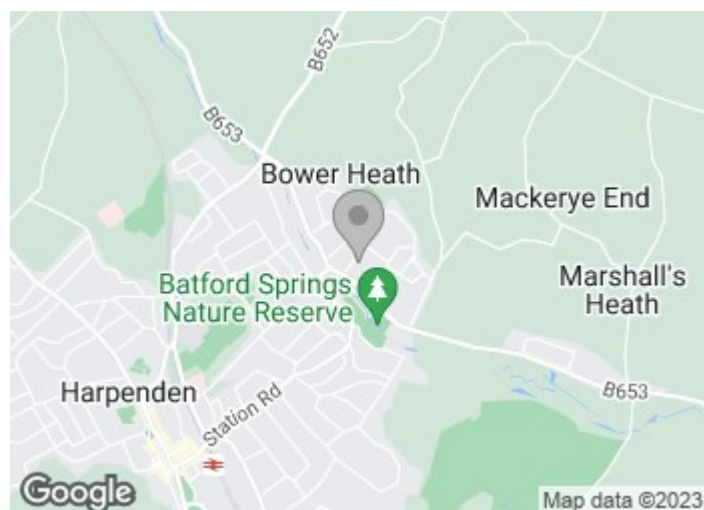
## Bedroom Two

11'3" x 7'5" (3.45 x 2.28)

## Bathroom

## Loft Room

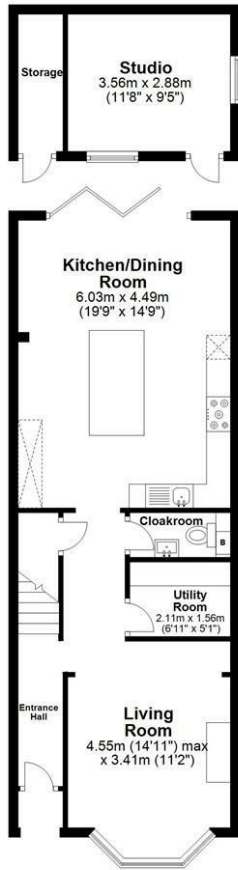
13'7" (max) x 13'2" (max) (4.15 (max) x 4.03 (max))



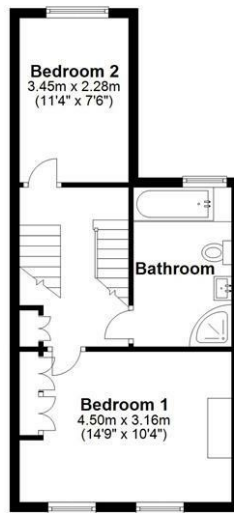


# Floor Plan

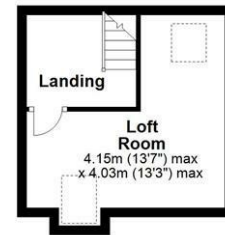
**Ground Floor**  
Main area: approx. 57.3 sq. metres (616.4 sq. feet)  
Plus outbuildings, approx. 13.7 sq. metres (147.4 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (405.1 sq. feet)



**Second Floor**  
Approx. 17.1 sq. metres (183.6 sq. feet)



Main area: Approx. 112.0 sq. metres (1205.0 sq. feet)  
Plus outbuildings, approx. 13.7 sq. metres (147.4 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>83</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	