



Salisbury Road Harpenden, AL5 5AY

Arranged over three floors, this well proportioned family home has plenty of living space, including a large double Reception Room. Salisbury Road is well placed for schooling and within walking distance of the station and town centre. Moments from beautiful open countryside.

Guide price £759,950

Salisbury Road

Harpden, AL5 5AY



- Arranged over three floors
- Top floor Principal Bedroom Suite
- Walking distance to station & town centre
- Circa 1,200 sq ft
- Private Garden
- Close to open countryside
- Double Reception Room
- Well located for schooling

Entrance Hall

Living Room

14'7" (max) x 11'7" (4.47 (max) x 3.55)

Bedroom Four

9'8" x 6'10" (2.95 x 2.09)

Bathroom

Dining Room

12'9" x 10'4" (3.90 x 3.16)

Bedroom One

15'1" (max) x 13'3" (max) (4.62 (max) x 4.04 (max))

Kitchen / Breakfast Room

20'2" (max) x 9'7" (max) (6.16 (max) x 2.94 (max))

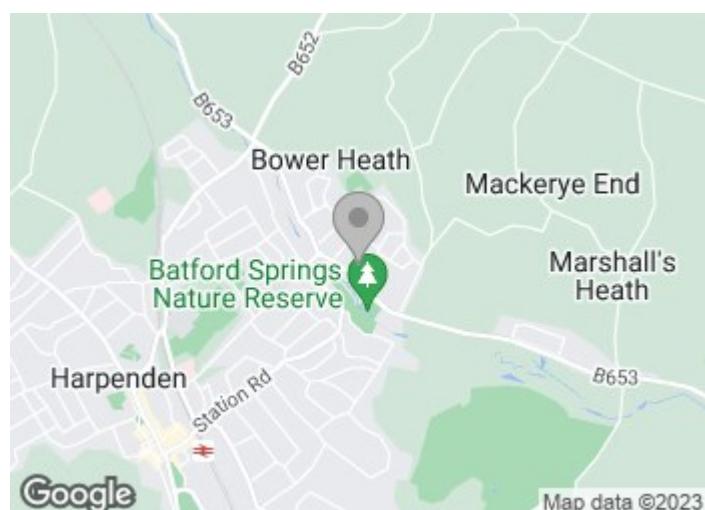
En-suite Shower Room

Bedroom Two

14'7" (max) x 10'5" (4.47 (max) x 3.19)

Bedroom Three

12'9" x 11'7" (max) (3.90 x 3.55 (max))

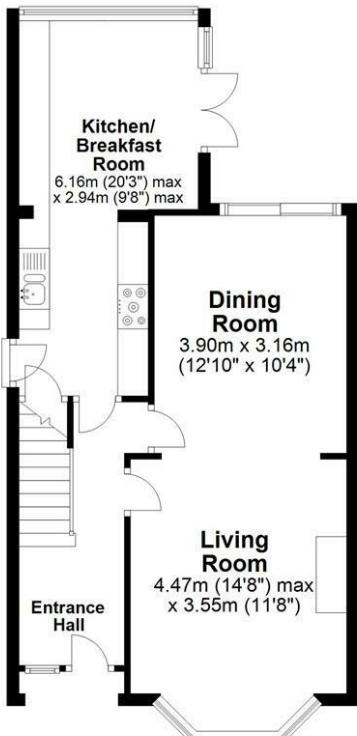




Floor Plan

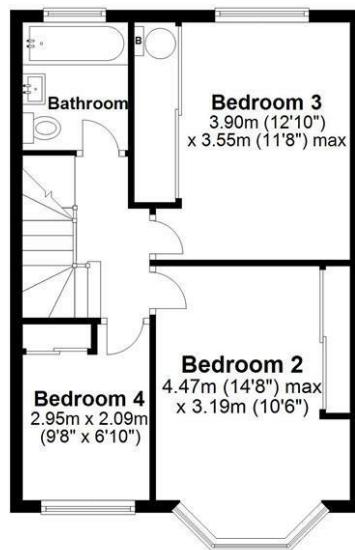
Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



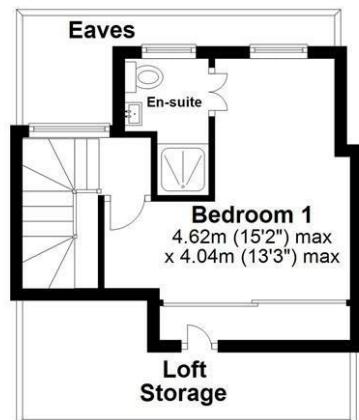
First Floor

Approx. 42.6 sq. metres (458.8 sq. feet)



Second Floor

Approx. 20.4 sq. metres (219.2 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 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 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		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	61
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	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			