



5 Grove Road Harpden, AL5 1QG

A stunning two Bedroom, end terrace period cottage in the heart of Southdown, close to excellent schooling and a short distance from the station and Harpenden town centre. Lovely, low-maintenance garden with westerly aspect. Finished to an exacting standard by our clients, internal viewing is imperative to truly appreciate this wonderful home.

Guide price £550,000

5 Grove Road

Harpden, AL5 1QG



- End terrace period cottage
- Short distance to town centre and station
- Stunning internal finish
- Low maintenance westerly aspect garden
- In the heart of Southdown
- Council Tax band D

Living Room

15'6" x 11'8" (4.73 x 3.56)

Kitchen/Dining Room

18'2" x 11'1" (5.55 x 3.40)

Utility Cupboard

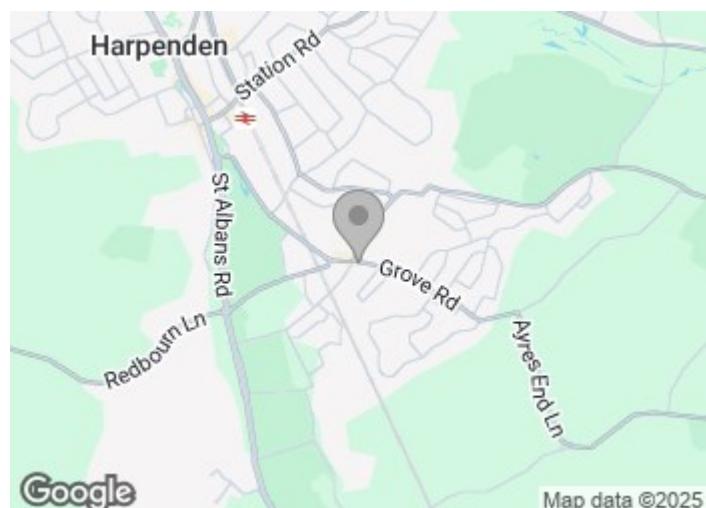
Bedroom One

12'3" x 10'10" (3.75 x 3.31)

Bedroom Two/Study Area

11'8" x 8'7" (3.57 x 2.62)

Bathroom



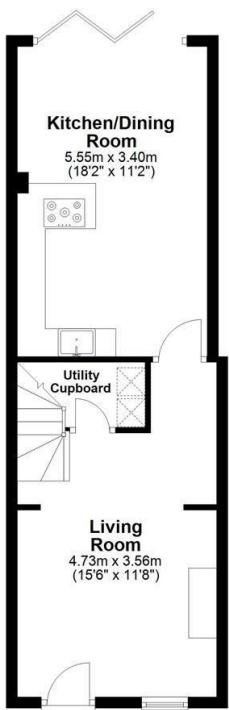
Directions



Floor Plan

Ground Floor

Approx. 40.5 sq. metres (436.2 sq. feet)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

First Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



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			87
(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			
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			