



## West Common Harpden, AL5 2JW

Stunning three bedroom home - fully refurbished by our clients - with a super open plan Kitchen / Dining / Family Room. Additional benefit of a Home Office. Set on the edge of Rothamsted Estate, Elm Cottage overlooks The Common and is just a few minutes' walk to the town centre and station.

**Guide price £1,400,000**

# West Common

## Harpden, AL5 2JW



- Immaculately presented throughout
- Three Bedrooms
- Garage & ample parking
- Refurbished by our clients
- Two Bathrooms
- Fantastic central location
- Open plan Kitchen / Diner
- Home Office / Gym

### Living Room

16'4" x 9'11" (5.00 x 3.04)

### Home Office / Gym

9'10" x 7'5" (3.00 x 2.27)

### Kitchen / Dining / Family Room

35'11" x 12'11" (10.95 x 3.95)

### Garage

13'10" x 7'5" (4.23 x 2.27)

### Utility Room / WC

### Bedroom One

14'3" x 11'4" (4.36 x 3.47)

### Bedroom Two

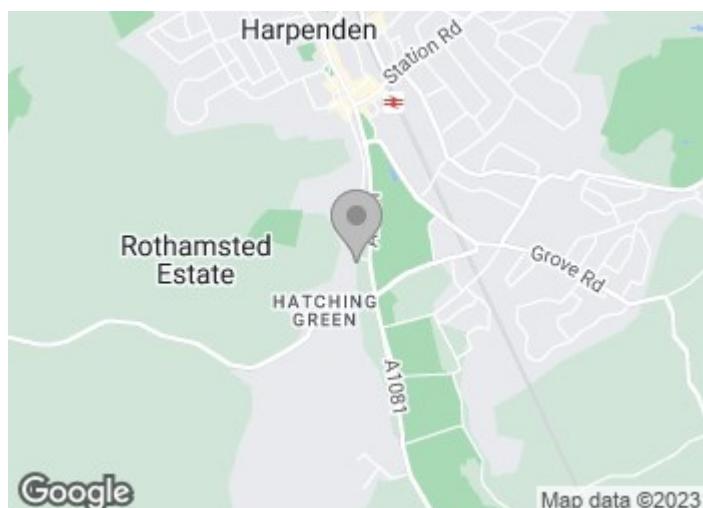
11'4" x 10'0" (3.47 x 3.06)

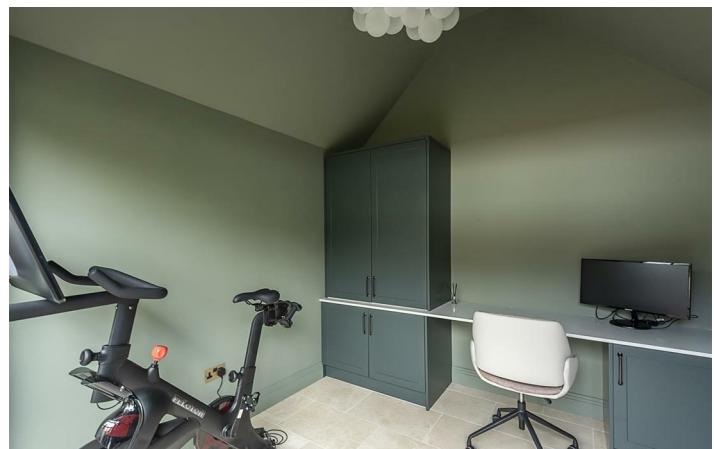
### En-suite Shower Room

### Bedroom Three

11'8" x 10'7" (3.56 x 3.23)

### Family Bathroom

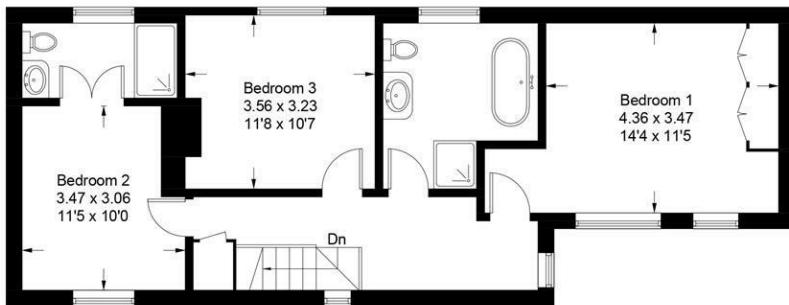




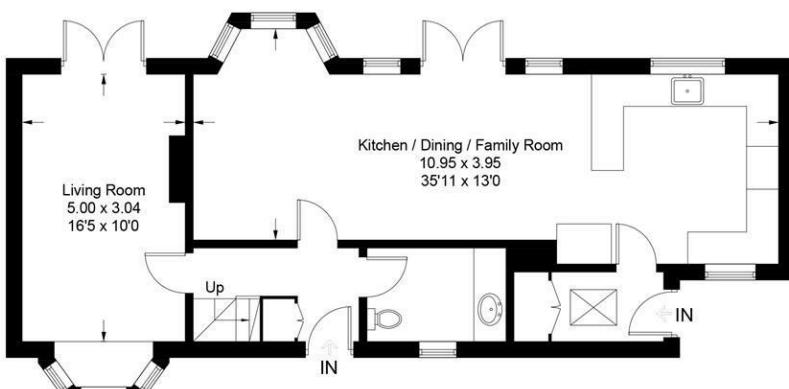
## Floor Plan

### West Common

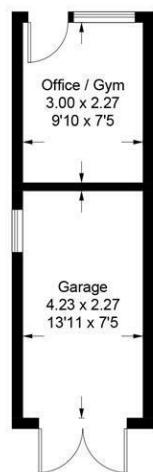
Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft  
 Outbuilding = 16.6 sq m / 179 sq ft  
 Total = 151.1 sq m / 1627 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID872500)

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
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-81)	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			
England & Wales			
EU Directive 2002/91/EC			