



Kirkwick Avenue

Harpenden, AL5 2QN

Rare opportunity to acquire this characterful, three bedroom cottage of circa 1,470 sq ft in the highly sought after Avenues. Generous downstairs living space and en-suites to two bedrooms. Off-street parking and private courtyard garden. Walking distance to the town centre and station and ideally located for excellent schooling. ****CHAIN FREE****

Guide price £1,300,000

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- Three bedrooms
- Circa 1,470 sq ft
- Walking distance to town centre & station
- Two reception rooms
- Off-street parking
- **CHAIN FREE**
- Prime Avenues location
- Courtyard garden
- Council Tax Band G

Entrance Hall

Kitchen

17'7" x 13'10" (5.37 x 4.22)

Reception Room One

19'10" x 14'0" (6.06 x 4.28)

Reception Room Two

14'0" x 8'9" (4.28 x 2.68)

Cloakroom

Landing

Bedroom One

21'3" x 12'4" (6.48 x 3.78)

En-suite with shower

Bathroom

Bedroom Two

14'9" x 10'10" (4.52 x 3.32)

En-suite with shower

Bedroom Three

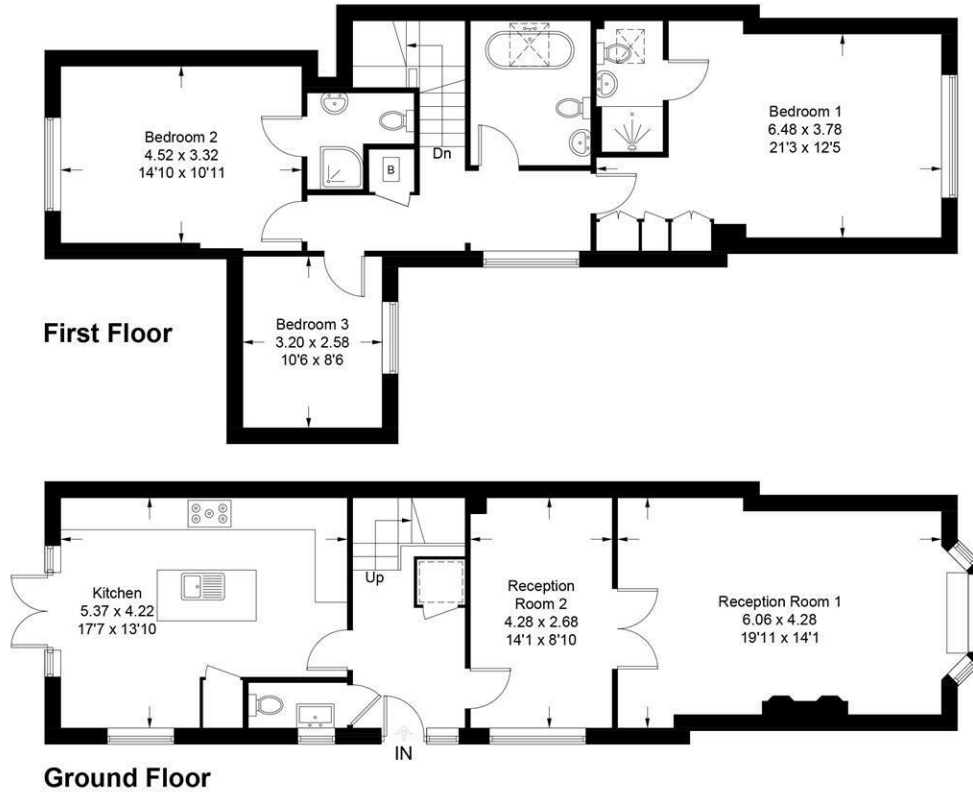
10'5" x 8'5" (3.20 x 2.58)





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Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft



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. (ID1297809)

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