



Moreton End Lane

Harpenden, AL5 2HD

Detached, four-bedroom home of circa 1903 sq ft with plenty of living and entertaining space. Benefiting from three bathrooms including en-suite with a bath. Offering potential to convert the garage (STPP) and off-street parking. Close to the town centre, station and Nickey Line, and well located for excellent schooling.

Guide price £1,075,000

Moreton End Lane

Harpenden, AL5 2HD



- Circa 1,903 sq ft
- Potential to convert Garage (STPP)
- Close to the town centre, station and Nickey Line
- Four-Bedroom
- Private Garden
- Ideally located for excellent schooling
- Three Bathroom
- Off-street parking
- Council Tax Band G

Entrance Hall

Lounge

12'4" x 11'3" (3.76m x 3.44m)

Kitchen/Diner

36'5" x 10'11" (11.12m x 3.35m)

Utility Room

7'3" x 3'7" (2.23m x 1.11m)

Shower Room

Bedroom One

20'1" x 18'8" (6.13m x 5.71m)

Ensuite Bathroom

Bedroom Two

19'1" x 9'3" (5.84m x 2.83m)

Bedroom Three

15'11" x 9'8" (4.86m x 2.95m)

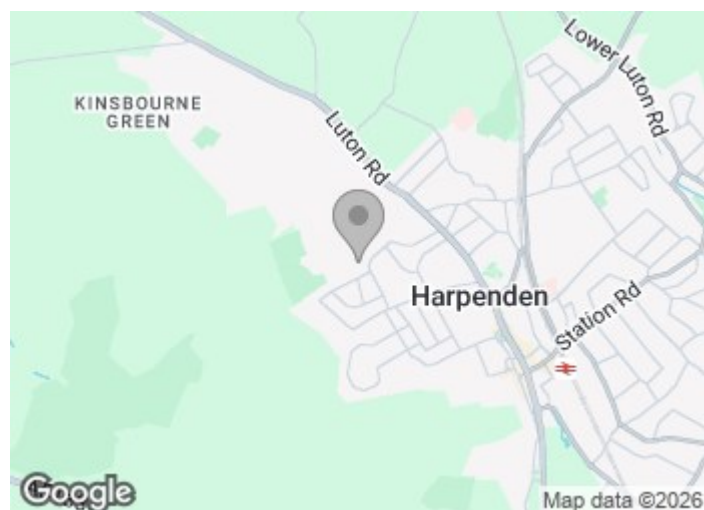
Bedroom Four

10'11" x 10'7" (3.35m x 3.23m)

Family Bathroom

Garage

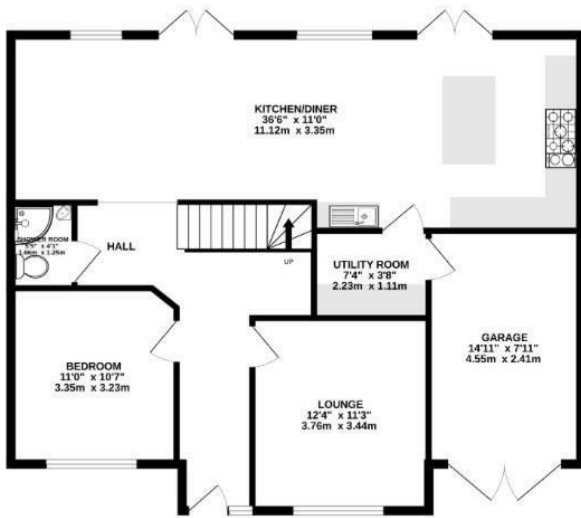
14'11" x 7'10" (4.55m x 2.41)



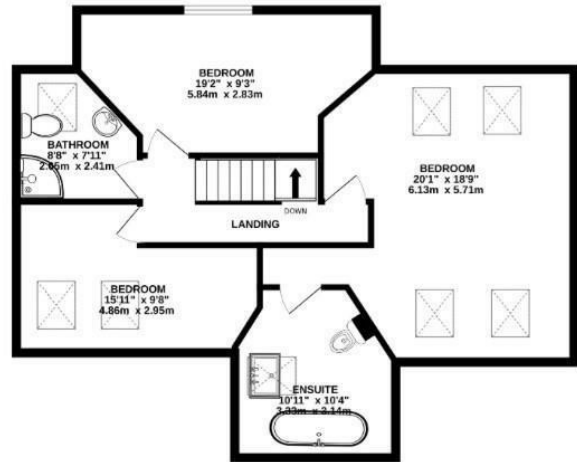


Floor Plan

GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
854 sq.ft. (79.4 sq.m.) approx.



MORETON END LANE - HARPENDEN - AL5 2HD

TOTAL FLOOR AREA : 1903 sq.ft. (176.9sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	87	A	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	