



68 Lower Luton Road Harpden, AL5 5AH

Charming period cottage with open plan living plus a study, a 55 ft landscaped garden and the added benefit off street parking for two cars. Garage with access from the rear of the garden that opens onto Batford/Salisbury road. Ideally located for schooling, moments from Batford Springs Nature Reserve and walking distance from the town centre and station.

Guide price £500,000

68 Lower Luton Road Harpenden, AL5 5AH



- Charming period cottage Circa 850 sq ft
- Off street parking for two cars
- Walking distance to the town centre and station
- Open Plan Living
- Garage with access from the rear of the garden
- Ideally located for schooling
- Circa 55 ft landscaped garden
- Moments from Batford Springs Nature Reserve

Living / Dining Room

23'1" x 11'5" (7.05m x 3.50m)

Kitchen

11'5" x 10'9" (3.50m x 3.30m)

Study

11'1" x 5'6" (3.40m x 1.69m)

Cloakroom

Bedroom One

16'9" x 11'4" (5.12m x 3.46m)

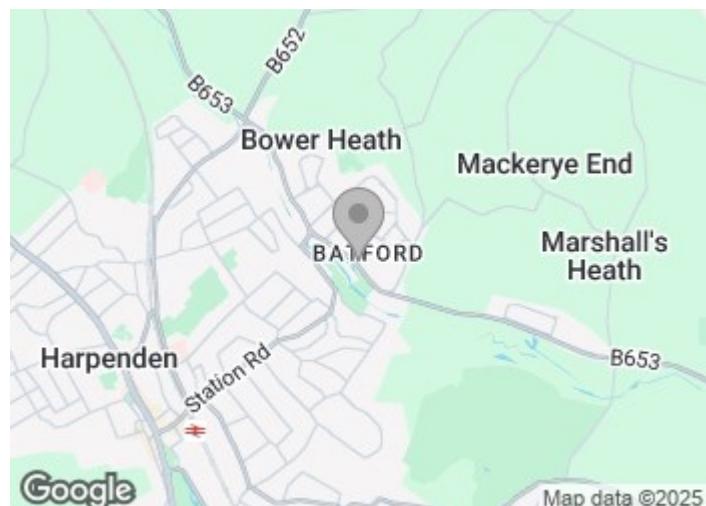
Bedroom Two

11'5" x 10'9" (3.50m x 3.30m)

Bathroom

Garage

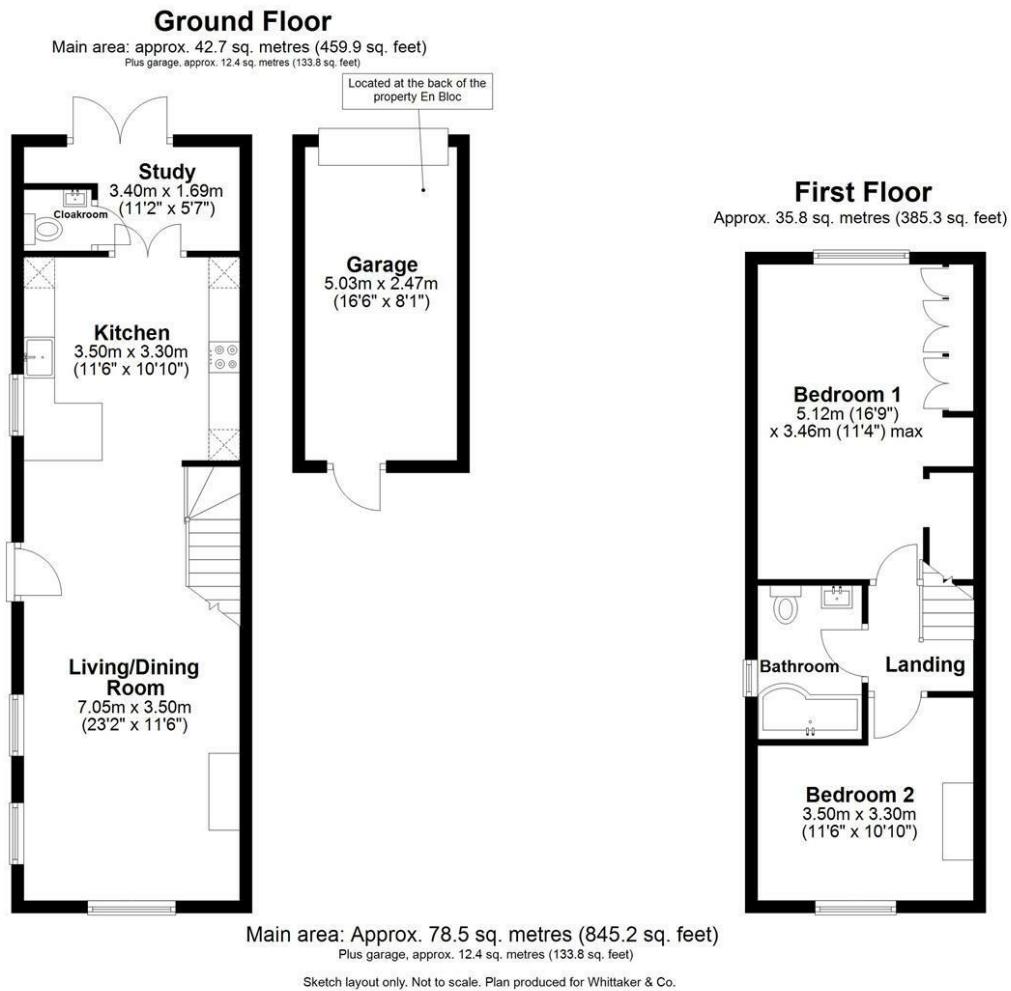
16'6" x 8'1" (5.03m x 2.47m)



Directions



Floor Plan



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		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	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		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	