



The Chowns

Harpden, AL5 2BN

Set on a plot of 0.25 acre, this is a superb family home of circa 2,700 sq ft with a beautiful 85ft south west facing garden. Immaculately presented throughout. The Chowns is a peaceful cul de sac in the popular West Common area, close to Rothamsted Estate and within a short drive of Harpenden town centre and station.

Guide price £1,675,000

The Chowns

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- Extremely well presented
- Garage & off-street parking
- Close to Rothamsted Estate
- Circa 2,700 sq ft
- Peaceful cul de sac
- Short drive to town centre & station
- Garden 85ft, south west facing
- West Common location

Entrance

Living Room

18'0" x 12'11" (5.49 x 3.96)

Dining Room

12'0" x 10'1" (3.66 x 3.09)

Kitchen / Breakfast Room

23'3" x 8'11" (7.09 x 2.72)

Dining / Family Room

20'2" x 19'5" (6.17 x 5.94)

Study

10'9" x 8'3" (3.28 x 2.54)

Cloakroom

Bedroom One

18'9" x 12'11" (5.72 x 3.94)

En-suite Shower Room

Bedroom Two

11'9" x 10'11" (3.60 x 3.34)

Bedroom Three

11'10" (max) x 11'9" (3.63 (max) x 3.60)

Bedroom Four

11'10" (max) x 9'4" (3.63 (max) x 2.87)

Bedroom Five

11'1" x 8'6" (3.38 x 2.60)

Family Bathroom

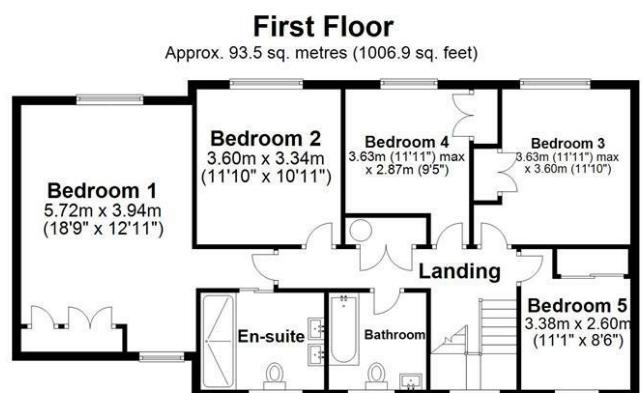
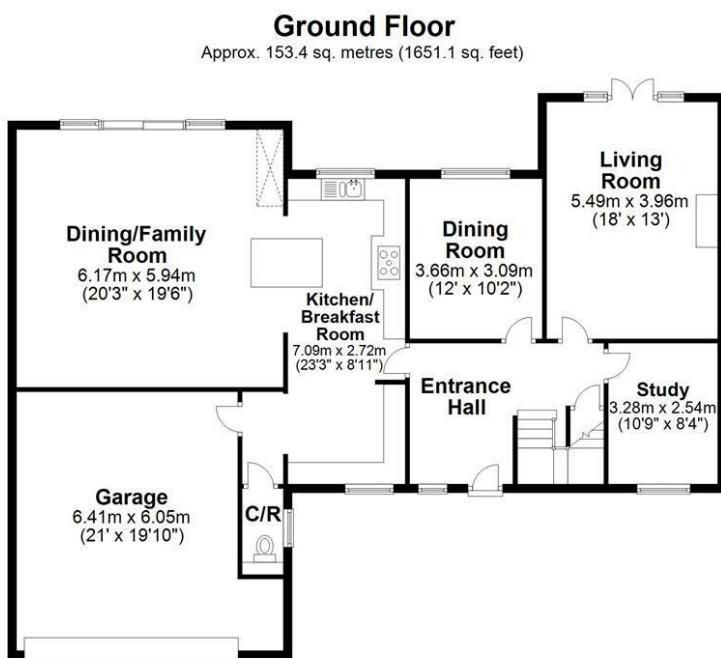
Integral Garage

21'0" x 19'10" (6.41 x 6.05)





Floor Plan



Total area: approx. 246.9 sq. metres (2658.1 sq. feet)

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

Plan produced using PlanUp.

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		
(81-91)	B		
(69-80)	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		
(81-91)	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			
England & Wales			