



## Luton Road Harpenden, AL5 3LZ

Well presented semi detached home of over 1000 sq ft with views over open countryside to the front. The property has a large driveway and is situated in a close off the Luton Road on a plot of 0.21 acre with a garden totalling over 170 ft. Easy access to town centre and station and close to beautiful open countryside.  
\* CHAIN FREE \*

**Guide price £775,000**

# Luton Road

## Harpenden, AL5 3LZ



- Well presented three bedroom semi detached
- Plot of 0.21 acre
- Easy access to town centre and station
- Over 1000 sq ft
- Off-street parking for several cars
- Council Tax Band D
- Views over open countryside to the front
- Westerly facing garden of over 175 ft
- \* CHAIN FREE \*

### Entrance Hall

### Cloakroom

### Kitchen

14'5" max x 6'9" (4.41m max x 2.08m)

### Dining Room

10'11" x 9'4" (3.35m x 2.86m)

### Living Room

13'11" x 11'2" (4.26m x 3.42m)

### Conservatory

11'3" x 10'8" (3.45m x 3.27m)

### Bedroom One

13'0" x 11'2" (3.98m x 3.41m)

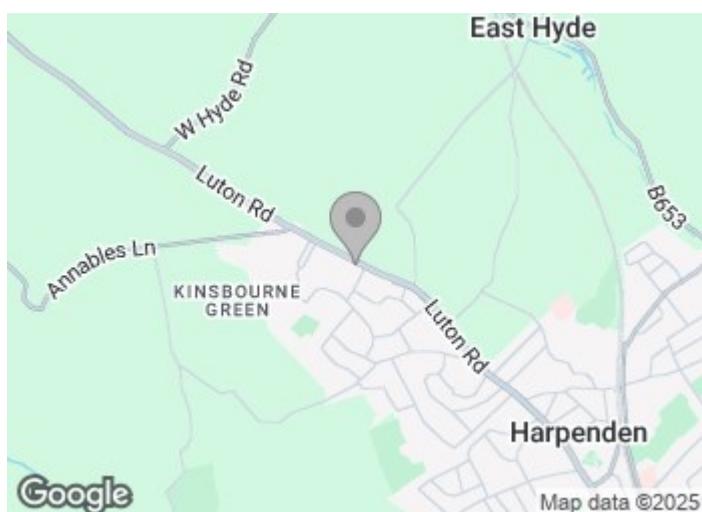
### Bedroom Two

11'1" x 9'6" (3.40m x 2.92m)

### Bedroom Three

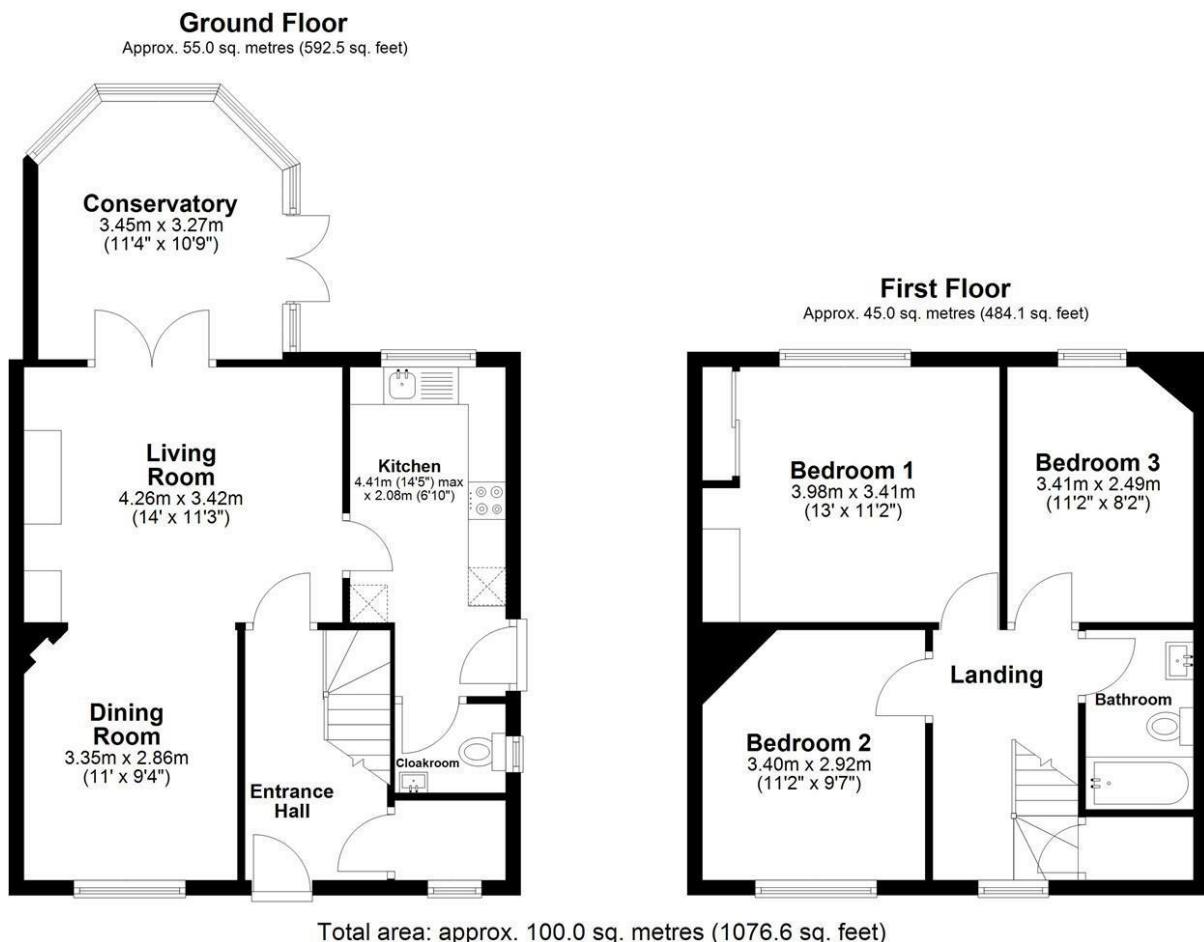
11'2" x 8'2" (3.41m x 2.49m)

### Bathroom





# Floor Plan



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		86	73

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