



Piggottshill Lane Harpenden, AL5 1LP

A handsome period home with well proportioned rooms and the potential to extend (STPP). There is a wonderful 110ft garden with southerly aspect, plus a garage and off-street parking. Moments from the amenities of Southdown and within a short walk of Harpenden town centre and station. Well placed for schooling.

Guide price £975,000

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- Circa 1,500 sq ft
- Well proportioned rooms
- Close to amenities of Southdown
- Potential to extend (STPP)
- Garden 110ft, southerly aspect
- Short walk to Harpenden town
- Period property
- Garage & off-street parking
- Well placed for schooling centre & station

Living Room

19'5" x 12'1" (max) (5.93 x 3.70 (max))

Kitchen / Breakfast Room

19'5" x 11'5" (5.93 x 3.50)

Dining Room

13'2" (max) x 11'6" (4.02 (max) x 3.51)

Shower Room

Utility Room

6'10" x 5'8" (2.09 x 1.74)

Bedroom One

13'4" x 11'6" (4.08 x 3.52)

Bedroom Two

12'5" x 10'2" (3.80 x 3.12)

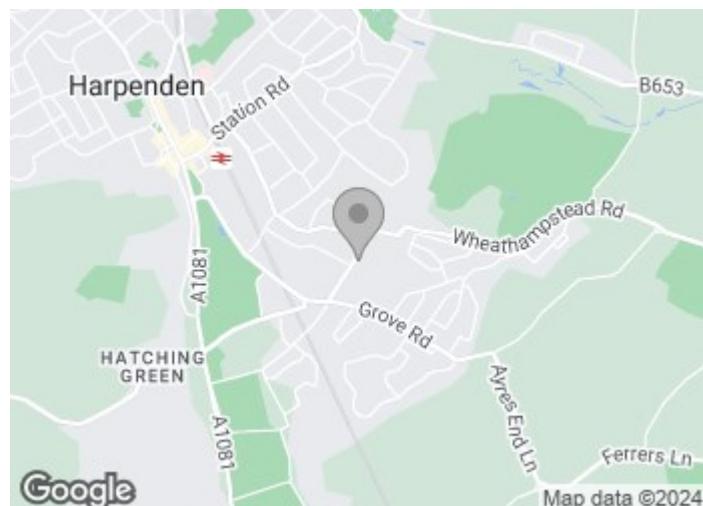
Bedroom Three

14'6" x 8'4" (4.43 x 2.55)

Bathroom

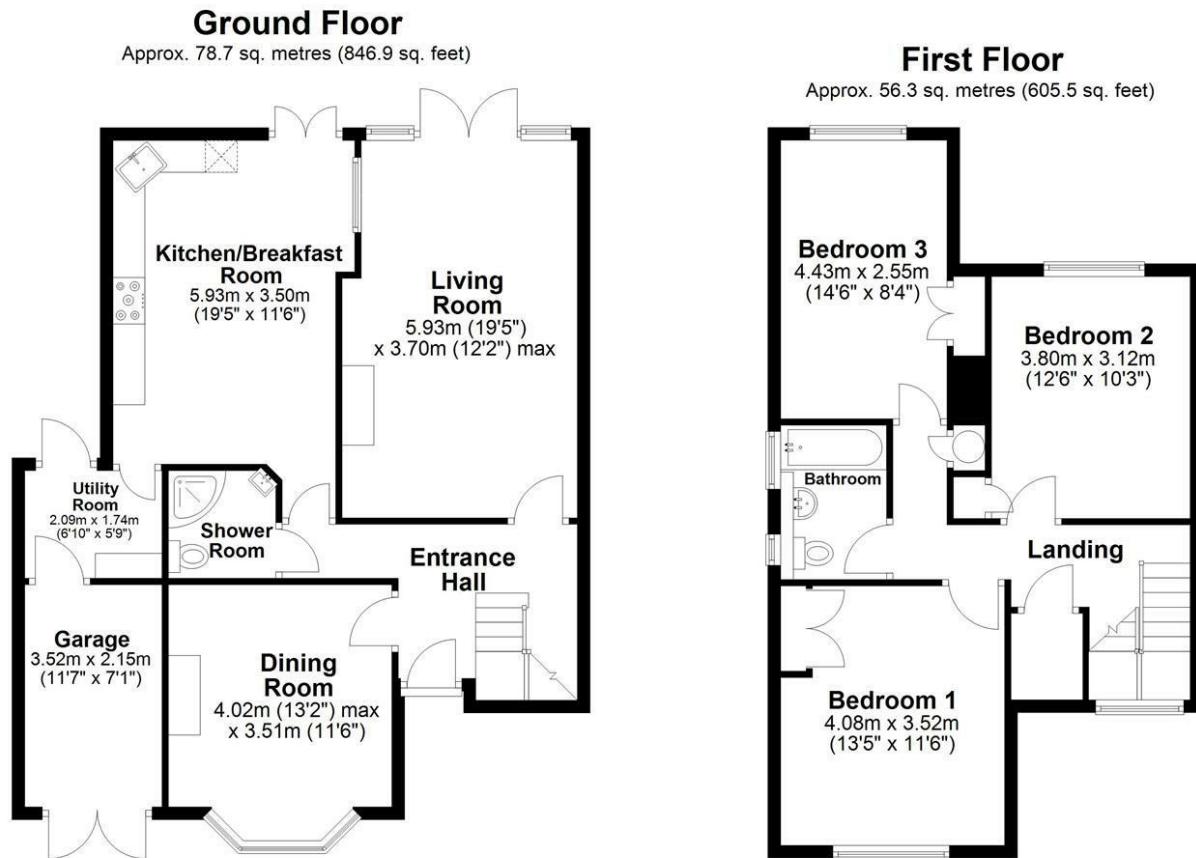
Integral Garage

11'6" x 7'0" (3.52 x 2.15)





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			

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			