











Clarence Road Harpenden, AL₅ 4AJ

Completed in 2021, this immaculately presented two bedroom house - with a charming private garden - is part of the Holly Lodge period conversion. Fantastic central location and two parking spaces. *CHAIN FREE*.

Clarence Road

Harpenden, AL5 4AJ







- Period conversion, completed in Freehold house
- Open plan Kitchen / Dining Room
- Two Bedrooms

Two Bathrooms

Immaculately presented

Private Garden

- Two parking spaces
- Central location

Entrance Hall

Living Room

11'5" x 11'3" (3.50 x 3.44)

Kitchen / Dining Room

17'3" (max) x 15'4" (5.26 (max) x 4.68)

Cloakroom

Bedroom One

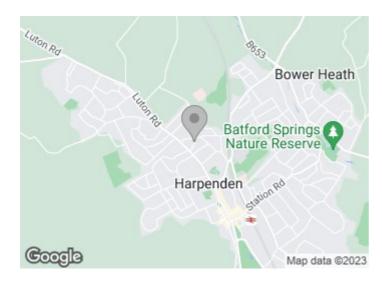
11'8" x 11'3" (3.57 x 3.45)

En-suite Bathroom

Bedroom Two

11'5" x 11'3" (3.50 x 3.44)

En-suite Shower Room

















Ground Floor Approx. 48.5 sq. metres (522.0 sq. feet) First Floor Approx. 37.7 sq. metres (405.9 sq. feet) Kitchen/Dining **Room** 5.26m (17'3") max x 4.68m (15'4") **Bedroom 1** 3.57m x 3.45m (11'9" x 11'4") **Entrance** Landing Hall En-suite Living Bedroom 2 3.50m x 3.44m (11'6" x 11'3") Room 3.50m x 3.44m (11'6" x 11'3")

Total area: approx. 86.2 sq. metres (928.0 sq. feet)

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

Plan produced using PlanUp.

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