



Piggottshill Lane Harpden, AL5 1LP

Presented in extremely good order, this family home offers plenty of living space - circa 1,550 sq ft - together with the potential to extend (STPP). The wonderful 125ft garden has a southeasterly aspect. Moments from the amenities of Southdown, well placed for schooling and within a short walk of Harpenden town centre and station. ***CHAIN FREE***

Guide price £949,950

Piggottshill Lane Harpden, AL5 1LP



- Well presented throughout
- Potential to extend (STPP)
- Close to amenities of Southdown
- Open plan living space
- Garden 125ft, southeasterly aspect
- Well placed for schooling
- Circa 1,550 sq ft
- Garage & off-street parking
- Short walk to Harpenden town centre & station

Entrance Hall

Living Room

12'9" x 18'3" (3.91 x 5.58)

Dining Room

12'5" x 12'2" (max) (3.80 x 3.71
(max))

Kitchen

15'4" x 8'10" (4.69 x 2.71)

Bedroom Two

12'5" x 10'7" (3.80 x 3.23)

Bedroom Three

7'5" x 7'8" (2.27 x 2.36)

Bathroom

Garage

31'4" (max) x 9'8" (max) (9.56
(max) x 2.96 (max))

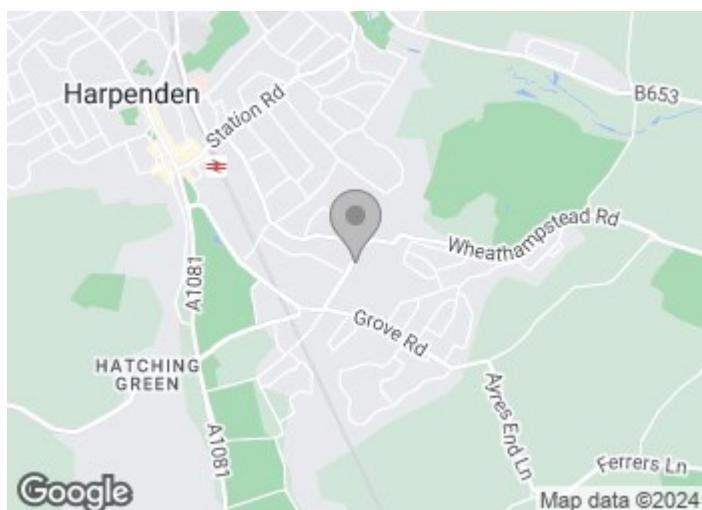
Study

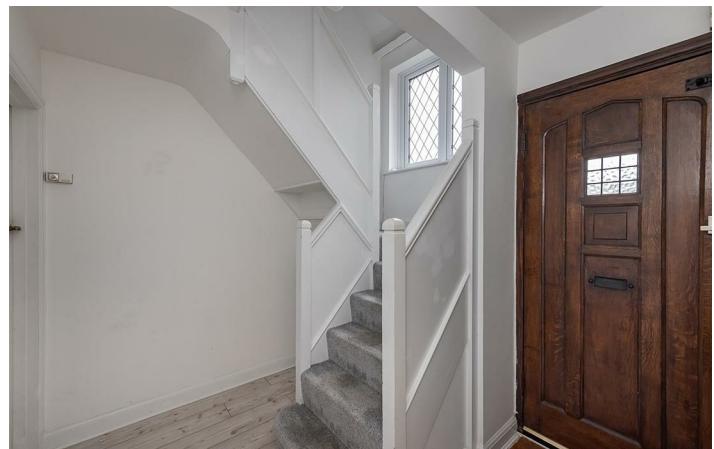
9'7" (max) x 11'8" (2.94 (max) x
3.57)

Cloakroom

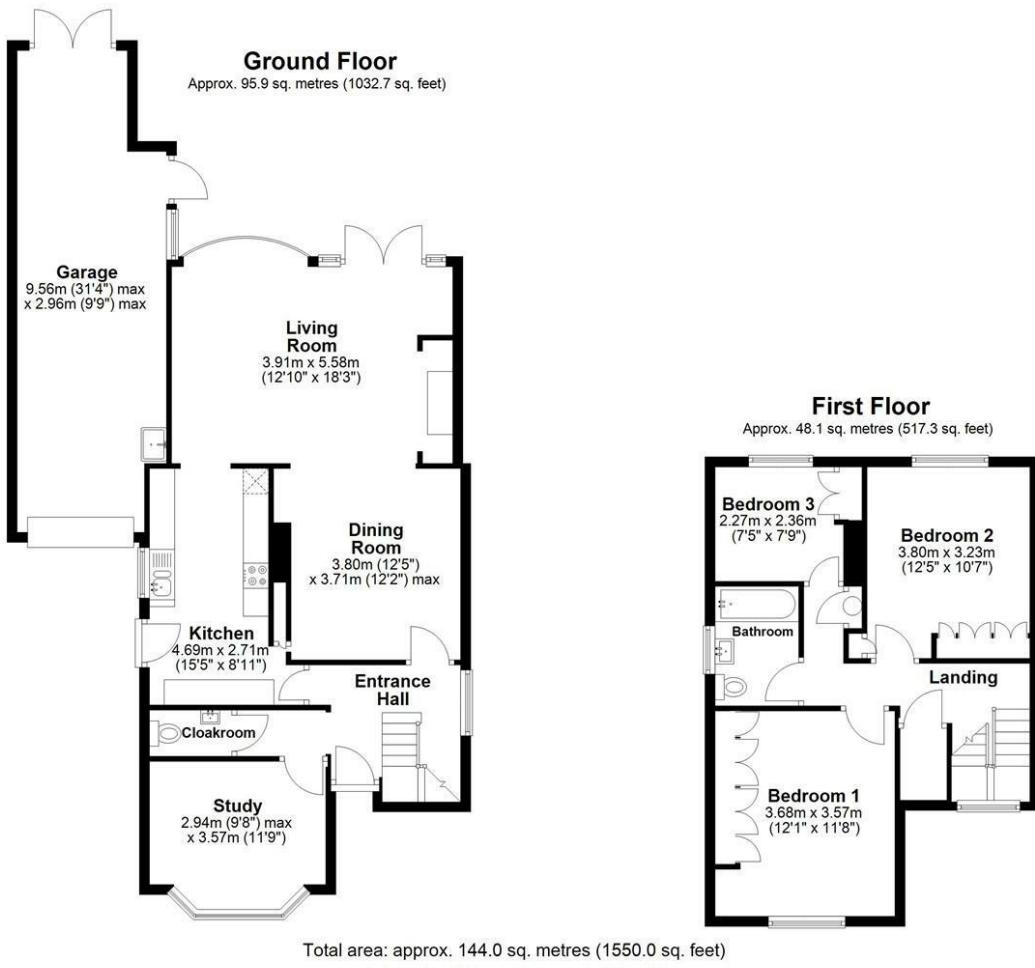
Bedroom One

12'0" x 11'8" (3.68 x 3.57)





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		
(81-80)	B		
(69-68)	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		
(81-80)	B		
(69-68)	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			