



Hambro Close East Hyde, LU2 9QA

Opportunity to fully refurbish this home of circa 900 sq ft, with an open plan Kitchen / Dining Room backing onto the private low maintenance garden. Hambro Close is a peaceful cul de sac, close to open countryside and within easy reach of both Harpenden and Luton. ***CHAIN FREE***

Guide price £450,000

Hambro Close

East Hyde, LU2 9QA



- Circa 900 sq ft
- Well proportioned rooms
- Close to open countryside
- Opportunity to fully refurbish
- Low maintenance Garden
- Within easy reach of Harpenden & Luton
- Open plan Kitchen / Dining Room
- Off-street parking
- Chain Free

Entrance Hall

Living Room

13'10" (max) x 12'1" (4.22 (max) x 3.70)

Kitchen / Diner

20'6" (max) x 11'10" (max) (6.26 (max) x 3.63 (max))

Bedroom One

11'6" x 11'5" (3.53 x 3.48)

Bedroom Two

13'2" (max) x 9'5" (4.03 (max) x 2.88)

Bedroom Three

8'8" x 7'11" (2.65 x 2.42)

Bathroom

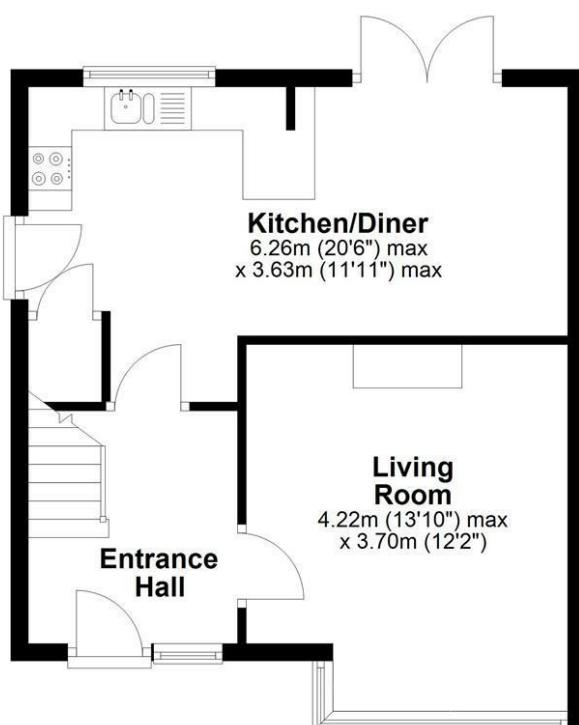




Floor Plan

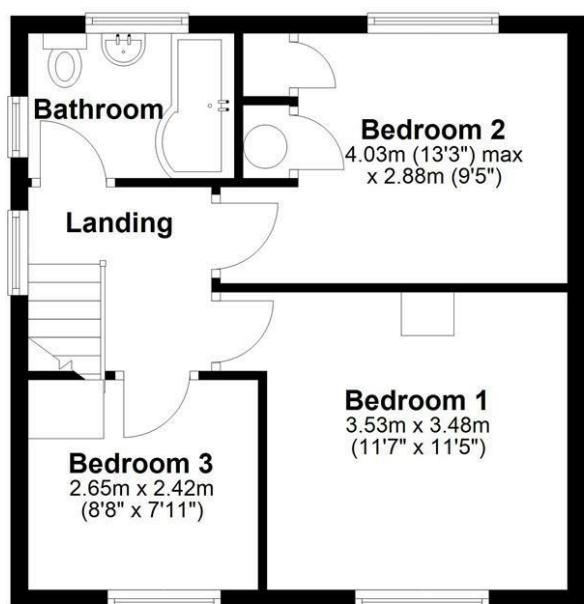
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 82.2 sq. metres (884.3 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		
(81-80)	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			