



Hitherfield Lane

Harpenden, AL5 4JF

A spacious top floor apartment, forming part of this prestigious development overlooking Lydekker Park. This lovely home is in good condition and close to the town centre with 2 bedrooms, one with en-suite. Additional benefit of a garage en-bloc.

Guide price £799,950

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- Top Floor Apartment
- 2 Bathrooms
- Garage en-bloc
- Spacious Living/Dining Room
- Close to Town Centre
- Gas Central Heating
- 2 Bedrooms
- Views of the Park

Entrance Hall

Kitchen/Breakfast Room

18'3" x 8'11" (5.58 x 2.73)

Living/Dining Room

18'7" x 23'4" (5.67 x 7.13)

Bedroom One

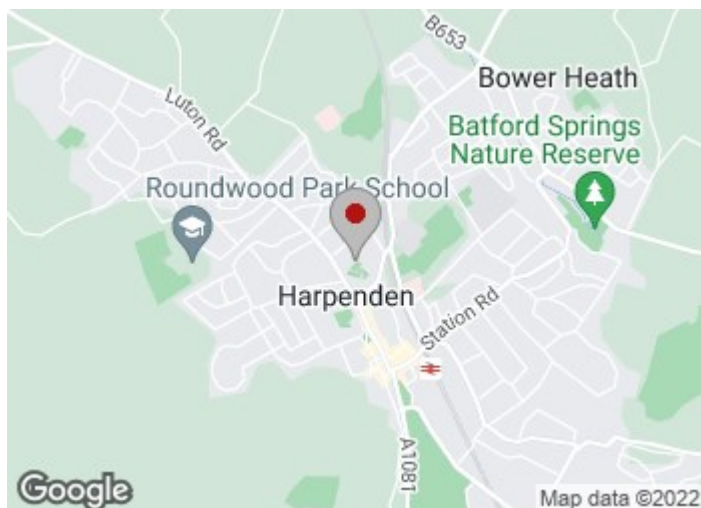
18'0" x 11'7" (5.51 x 3.54)

En-suite Shower Room

Bedroom Two

14'8" x 10'5" (4.49 x 3.19)

Bathroom

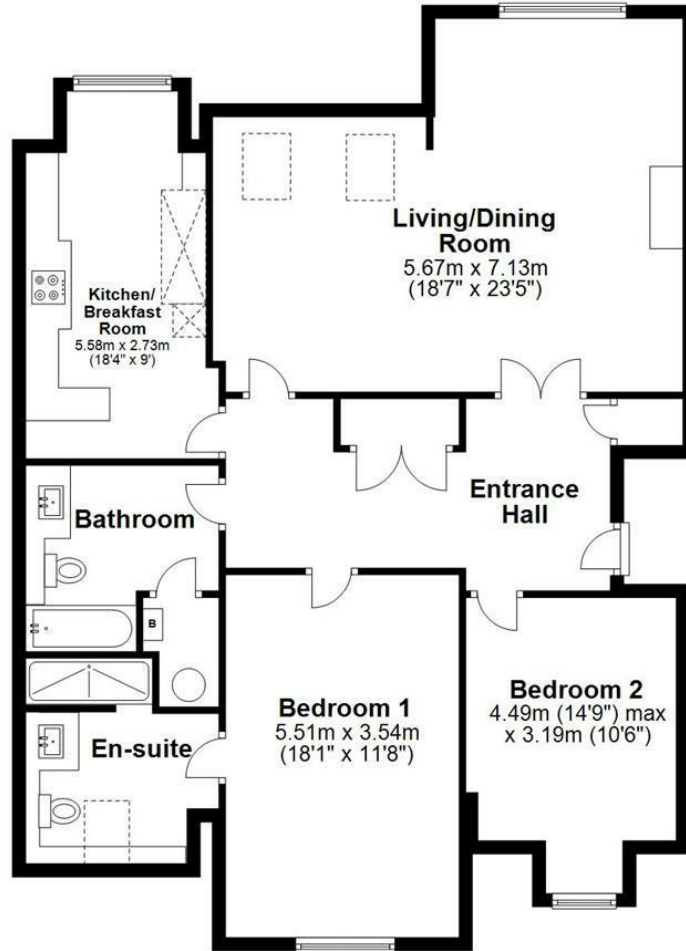


[Directions](#)



Top Floor

Approx. 119.0 sq. metres (1281.0 sq. feet)



Total area: approx. 119.0 sq. metres (1281.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	81	82	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	