



Leyton Road Harpenden, AL5 2JB

A truly iconic Harpenden home, Coach Lane Cottage is a beautiful - and deceptively large - Grade II Listed, four bedroom family home with a wonderful wraparound garden. Additional benefit of a double garage and plenty of off-street parking. Fantastic central location with views over The Common and moments from Rothamsted Park.

Guide price £2,250,000

Leyton Road

Harpden, AL5 2JB



- Grade II Listed
- Two Bathrooms
- Overlooking The Common
- Circa 3,000 sq ft
- Super garden & courtyard
- Central location
- Four Bedrooms
- Double Garage & plenty of parking
- Moments from Rothamsted Park

Entrance Hall

Drawing Room

17'7" x 14'4" (5.37 x 4.39)

Dining Room

17'7" x 14'4" (5.37 x 4.38)

Kitchen

14'4" x 13'5" (4.38 x 4.11)

Family Room

17'8" (max) x 11'6" (5.40 (max) x 3.51)

Sun Room

10'8" x 9'5" (3.27 x 2.88)

Study

17'1" x 7'3" (5.22 x 2.23)

Cloakroom

Bedroom One

17'10" x 14'1" (5.45 x 4.30)

Dressing Room

11'10" x 6'11" (3.61 x 2.13)

En-suite Shower Room

Bedroom Two

14'7" x 13'7" (4.45 x 4.16)

Bedroom Three

15'5" x 11'1" (4.70 x 3.38)

Bedroom Four

14'10" (max) x 10'7" (4.54 (max) x 3.24)

Family Bathroom

Double Garage

20'4" x 18'9" (6.22 x 5.72)

Store

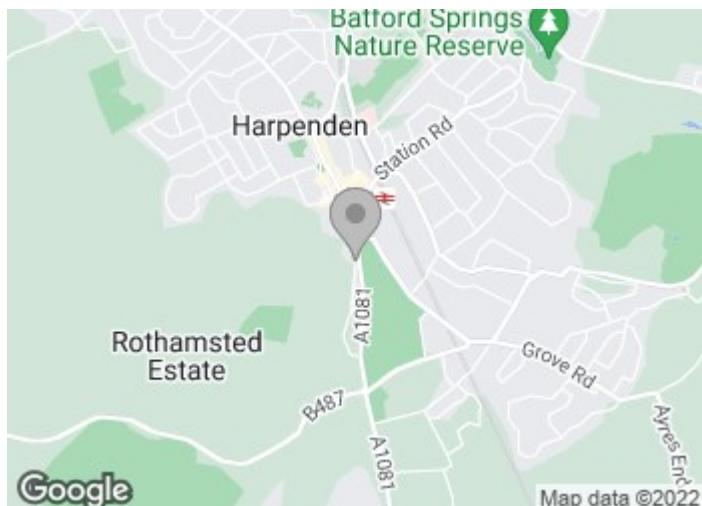
8'7" x 5'2" (2.63 x 1.60)

Store

Store

Garage Storage

25'9" x 8'10" (7.87 x 2.71)





Floor Plan



Main area: Approx. 271.9 sq. metres (2926.2 sq. feet)
Plus garage and storage, approx. 66.7 sq. metres (717.9 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		72
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		53	
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			