



## Walkers Close Harpden, AL5 1QJ

A well presented, detached, chalet bungalow with spacious and flexible living space of circa 1600 sq ft. Additionally, the property benefits from ample private, off-street parking, a double garage, a generous garden and is located in a quiet cul-de-sac, moments from Harpenden Common and allowing for easy access to the town centre and station.

**Guide price £900,000**

# Walkers Close

## Harpenden, AL5 1QJ



- Well presented detached chalet bungalow
- Three bathrooms (2 newly fitted en-suites)
- Further potential to extend and/or renovate STPP
- Circa 1600 sq ft of living accommodation
- Double garage
- Moments from Harpenden Common
- Three bedrooms (two doubles)
- Generous off-street private parking
- Quiet cul-de-sac

### Entrance Hall

### Living Room

21'8" x 16'10" (6.62m x 5.14m)

### Store

8'6" x 5'0" (2.61m x 1.53m)

### Family Room

14'11" x 12'11" (4.57m x 3.94m)

### Kitchen/Diner

16'10" x 9'4" (5.14m x 2.87m)

### Bathroom

### Utility Cupboard

### Bedroom Two

16'10" x 13'8" (5.15m x 4.19m)

### En-Suite Shower

### Landing

8'7" x 5'5" (2.64m x 1.66m)

### Bedroom One

15'5" x 14'11" (4.70m x 4.57m)

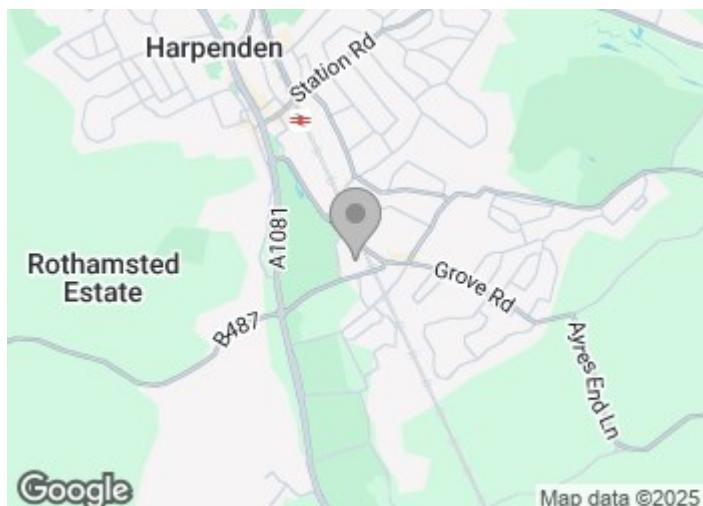
### En-Suite Shower

### Bedroom Three

10'5" x 8'4" (3.18m x 2.56m)

### Double Garage

18'10" x 17'4" (5.75m x 5.30m)





# Floor Plan



Main area: Approx. 145.6 sq. metres (1567.6 sq. feet)  
 Plus garage, approx. 30.5 sq. metres (328.1 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			
(81-91) B			
(69-80) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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