



## Willoughby Road

Harpenden, AL5 4PD

Owned by our clients for over 65 years, this family home offers buyers a wonderful opportunity to modernise and extend (STPP). The garden is 160ft and there is potential to create ample off-street parking. Ideally located for schooling, within walking distance of the town centre and station and close to open countryside. \*CHAIN FREE\*

**Guide price £750,000**



# Willoughby Road

## Harpenden, AL5 4PD



- Circa 1,000 sq ft
- Off-street parking
- Close to open countryside
- Potential to modernise & extend (STPP)
- Ideally located for schooling
- Chain Free
- Garden 160 ft
- Walking distance to town centre & station

### Entrance Hall

### Living Room

17'1" x 10'9" (5.21 x 3.29)

### Dining Room

12'4" x 11'5" (3.76 x 3.50)

### Kitchen / Breakfast Room

12'4" x 6'11" (3.76 x 2.11)

### WC

### Bedroom One

12'4" (max) x 11'5" (max) (3.76 (max) x 3.50 (max))

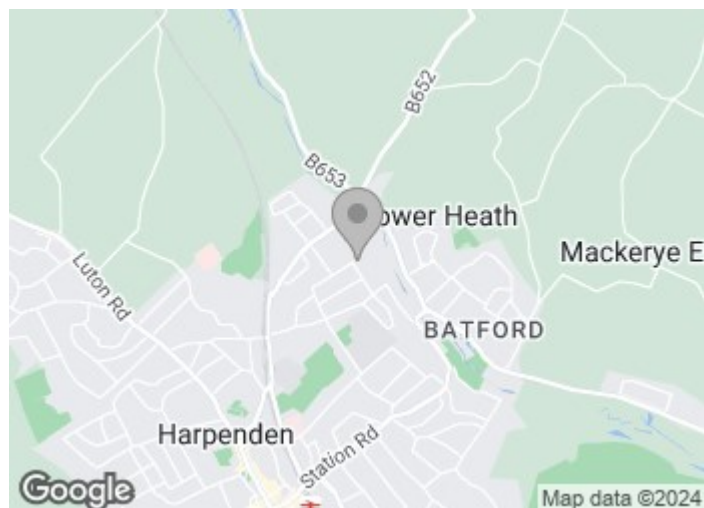
### Bedroom Two

11'4" x 10'11" (3.46 x 3.35)

### Bedroom Three

7'6" x 5'1" (2.30 x 1.57)

### Bathroom



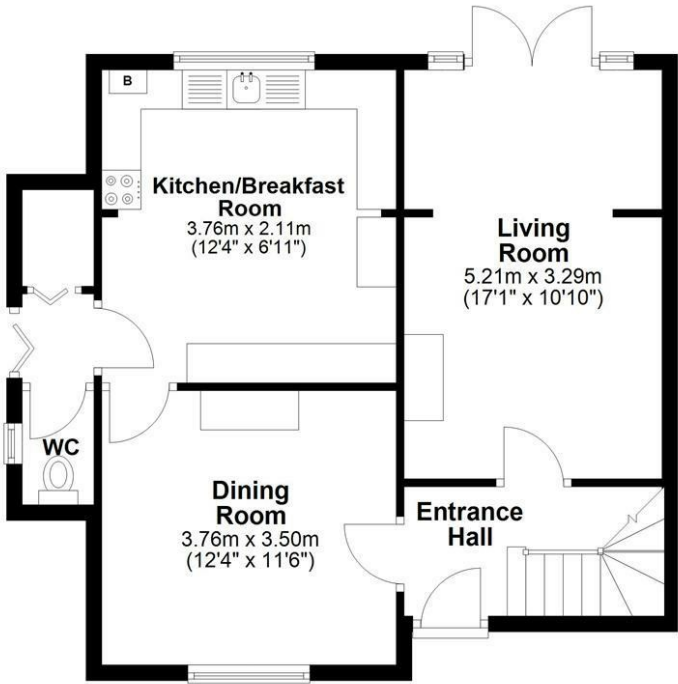






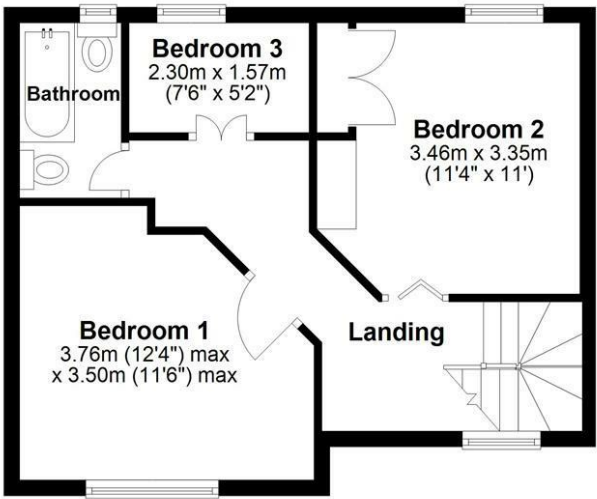
Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.3 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	