



8 Walnut Close

Harpenden, AL5 4FP

Opportunity to acquire one of two brand new homes (right hand side) of just under 2,000 sq ft, located in a quiet cul-de-sac in a prime central location. Offering four bedrooms and three bathrooms (two en-suite), off-street parking for two cars and landscaped front and rear gardens. Due for completion late spring 2026.

£1,500,000

8 Walnut Close

Harpenden, AL5 4FP



4



3



2



- Two brand new four bedroom homes
- 10 Year New Build Warranty
- Quiet cul-de-sac in prime central location
- Just under 2,000 sq ft
- Landscaped front and rear gardens
- Available late spring 2026
- Off-street parking for two cars
- Siemens integrated appliances
- Council Tax Band TBC

[Entrance Hall](#)

[Living Room](#)

[Kitchen/dining Room](#)

[Utility Room](#)

[Cloakroom](#)

[Bedroom One](#)

[En-suite Shower Room](#)

[Bedroom Two](#)

[Bedroom Three](#)

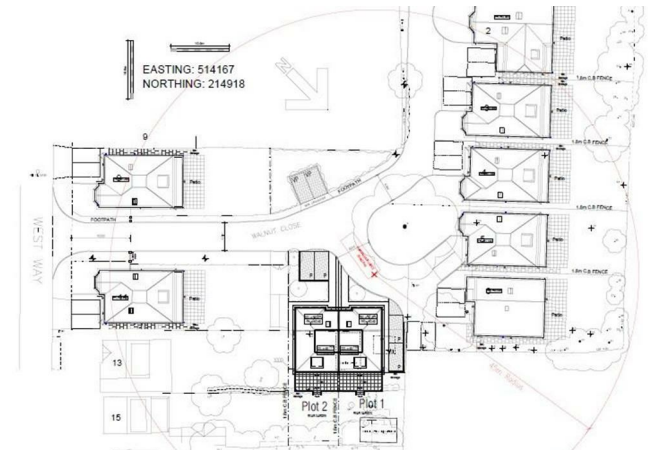
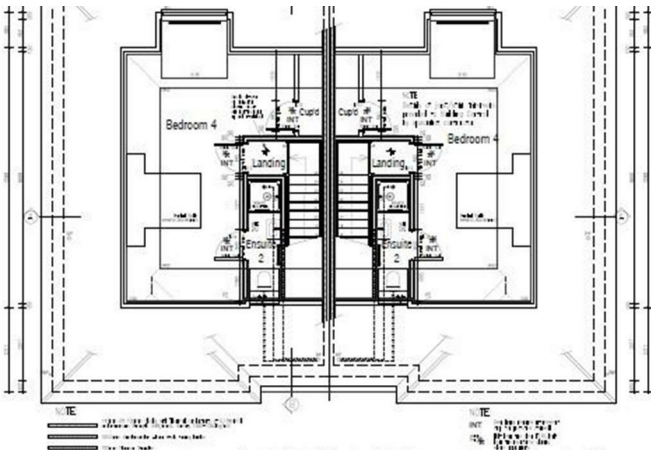
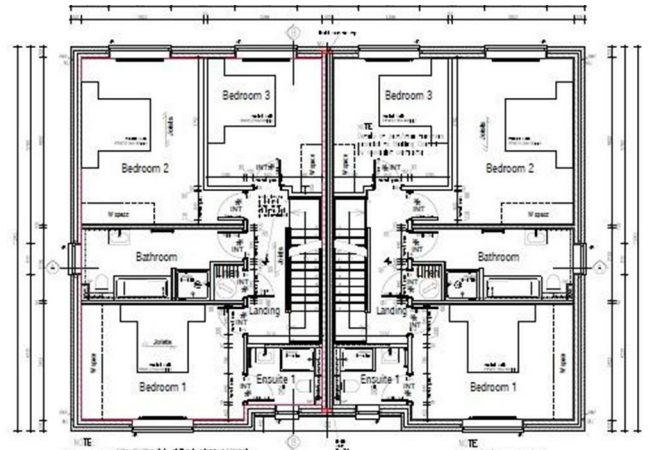
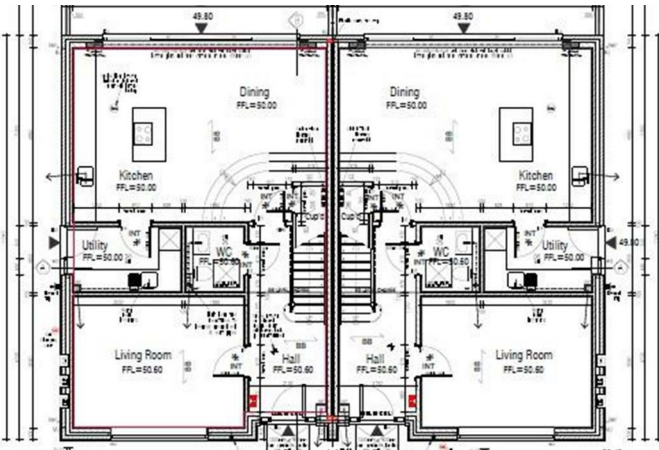
[Family Bathroom](#)

[Bedroom Four](#)

[En-Suite Shower Room](#)



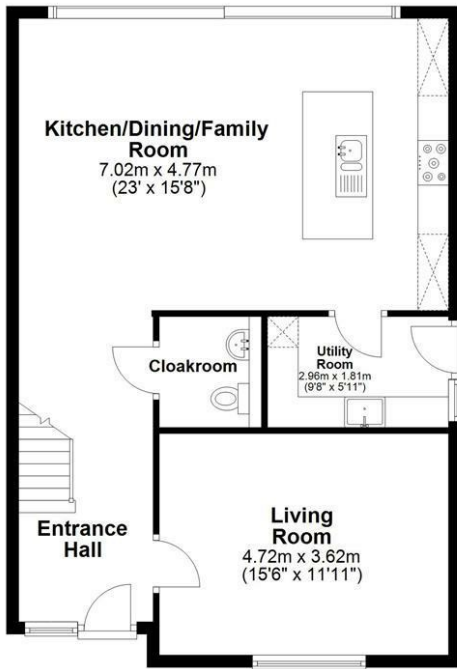
[Directions](#)



Floor Plan

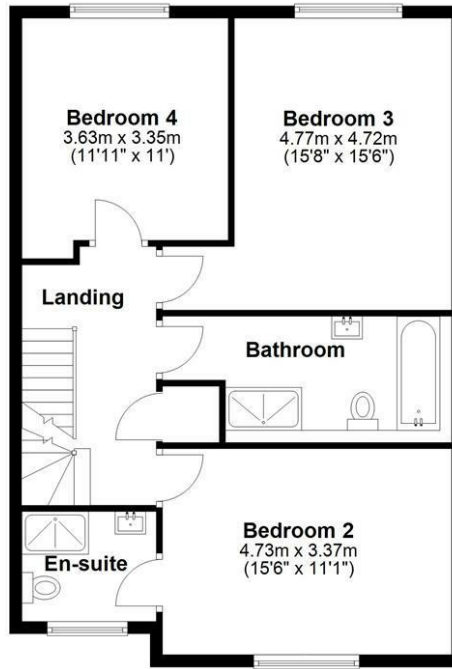
Ground Floor

Approx. 71.8 sq. metres (772.7 sq. feet)



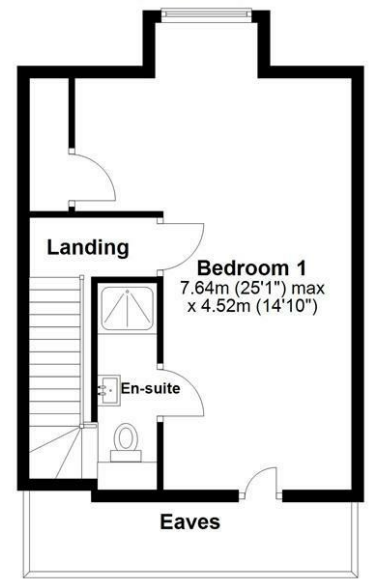
First Floor

Approx. 71.8 sq. metres (772.5 sq. feet)



Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)
(excluding Eaves)



Total area: approx. 180.3 sq. metres (1940.2 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) 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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	