



Hilltop Walk Harpden, AL5 1AU

Fantastic four bedroom townhouse of circa 1,745 sq ft arranged over three floors. Located in a peaceful, private cul-de-sac, this property offers versatile living and benefits from off-street parking and a garage. Close to the amenities of Southdown and excellent schooling and a short distance to Harpenden town centre and station.

Guide price £895,000

Hilltop Walk

Harpden, AL5 1AU



- Townhouse
- Circa 1,745 sq ft
- Close to amenities of Southdown
- Four Bedrooms
- Short distance to Harpenden town centre & station
- Garage
- Private cul-de-sac
- Off-street parking & garage
- Council Tax Band F

Entrance Hall

Kitchen/Breakfast Room

14'9" x 10'2" (4.5m x 3.1m)

Living Room

15'5" x 14'1" (4.7m x 4.3m)

Dining Room

11'1" x 8'10" (3.4m x 2.7m)

Cloakroom

Bedroom One

14'9" x 11'9" (4.5m x 3.6m)

En-suite

Bedroom Two

16'8" x 8'10" (5.1m x 2.7m)

Family Bathroom

Bedroom Three

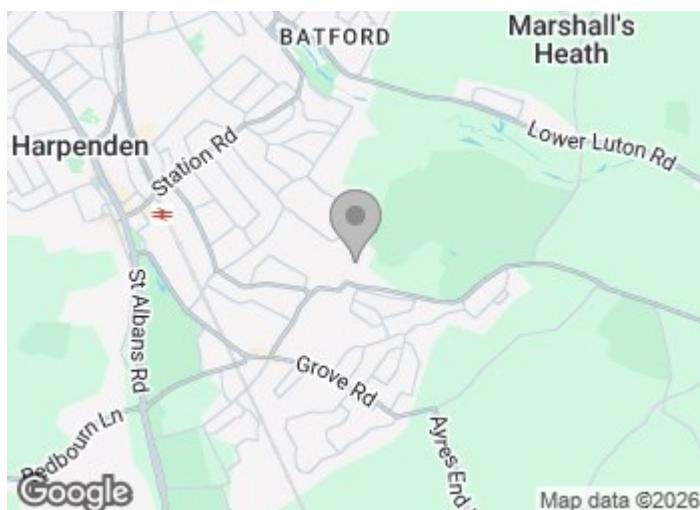
22'7" x 14'1" (6.9m x 4.3m)

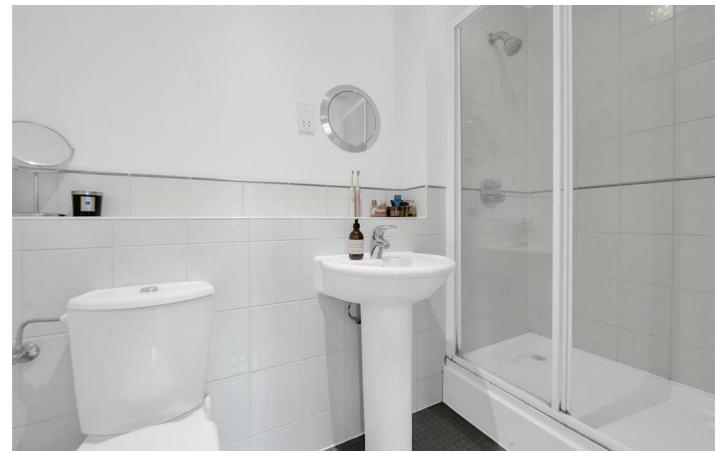
Bedroom Four

14'11" x 8'11" (4.57m x 2.74m)

Garage

18'8" x 9'2" (5.7m x 2.8m)

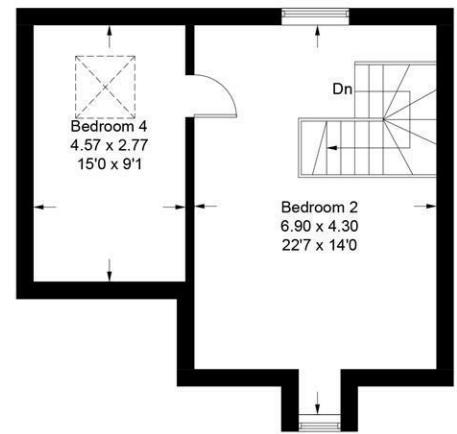
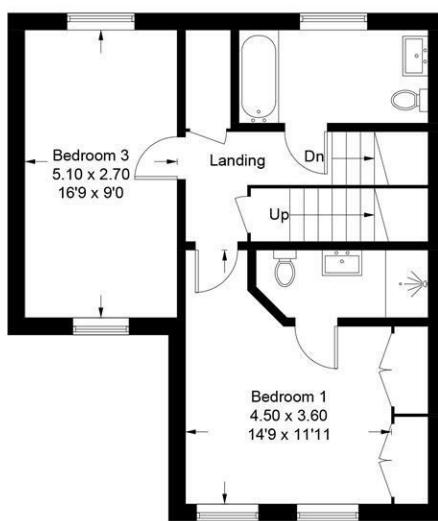
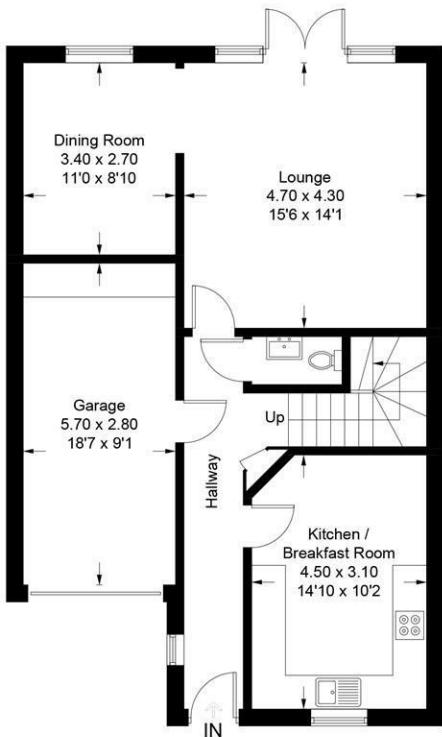




Floor Plan

Hilltop Walk

Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft



Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1252344)

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		
(81-81)	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	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			