



Mallard Mews

Harpenden, AL5 4UX

Extremely well presented, three bedroom home with newly fitted kitchen, off-street parking and a low maintenance garden. Close to both the station and Batford Springs Nature Reserve and well placed for excellent schooling. Mallard Mews was constructed by highly regarded local firm, Jarvis, in 2007. ****CHAIN FREE****

Guide price £725,000

Mallard Mews

Harpenden, AL5 4UX



- Immaculately presented
- Two Bathrooms
- Close to Batford Springs
- Semi-detached
- Newly Fitted Kitchen
- **Chain Free**
- Three Bedrooms
- Close to station & schooling
- Council Tax Band E

Entrance Hall

Living Room

12'0" x 15'8" (3.68 x 4.78)

Kitchen

12'0" x 11'5" (max) (3.68 x 3.50 (max))

Dining Room

16'0" x 8'2" (4.88 x 2.49m)

Cloakroom

Bedroom One

12'2" x 13'6" (max) (3.73 x 4.14 (max))

En-suite Shower Room

Bedroom Two

12'2" x 7'8" (3.73 x 2.34)

Bedroom Three

12'2" x 7'8" (3.73 x 2.34)

Bathroom

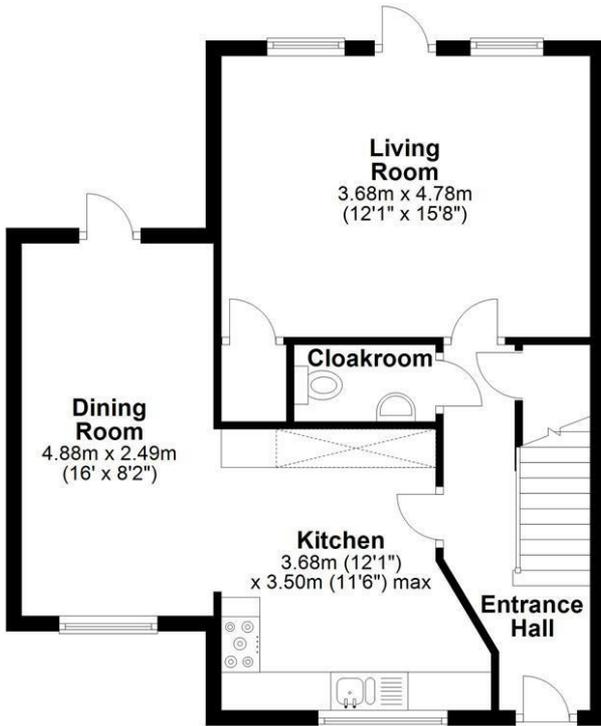




Floor Plan

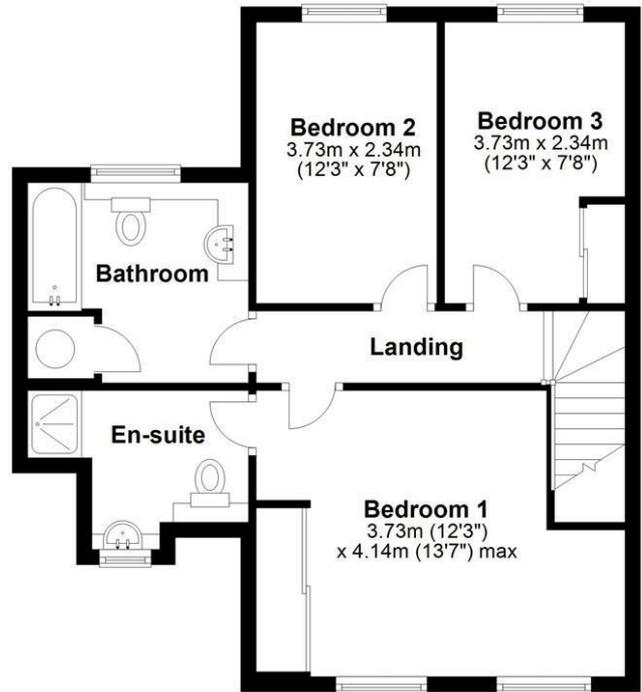
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 107.6 sq. metres (1157.8 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.

