



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Lower Luton Road, Harpenden, AL5 5AF
Guide Price £415,000

NO UPPER CHAIN

COSMETIC IMPROVEMENT REQUIRED

Nestled in a quiet cul-de-sac is this TWO BEDROOM cottage which has an array of features throughout and enjoys being just a stones through away from Batford Springs.

Upon arrival at the property there is parking for one car. On entering this fabulous property, you are greeted by a bright and airy open plan living/dining room, with an amazing brick built fireplace.

Walking through into the dining room there is convenient space under the stairs for storage, a window to the rear and access through into the kitchen.

The kitchen overlooks the courtyard garden and has a door to the side for access. The kitchen comprises a mixture of wall, base and drawer units, stainless steel inset sink, space for appliances and a built in cooker and gas hob.

Heading upstairs there are two double bedrooms, with the master stretching across the front of the property, offering great usable space and bedroom two located across the rear.

Completing this floor is the main bathroom enjoying a bath with shower above, pedestal wash handbasin and a low level WC and to the rear of the property is the east facing courtyard garden.

Lower Luton Road is located approximately 1.2 miles away from the mainline railway station with a local parade of shops nearby and only a short distance from Batford Springs. Harpenden main town centre with its wider variety of shopping and leisure facilities is only a short drive away.

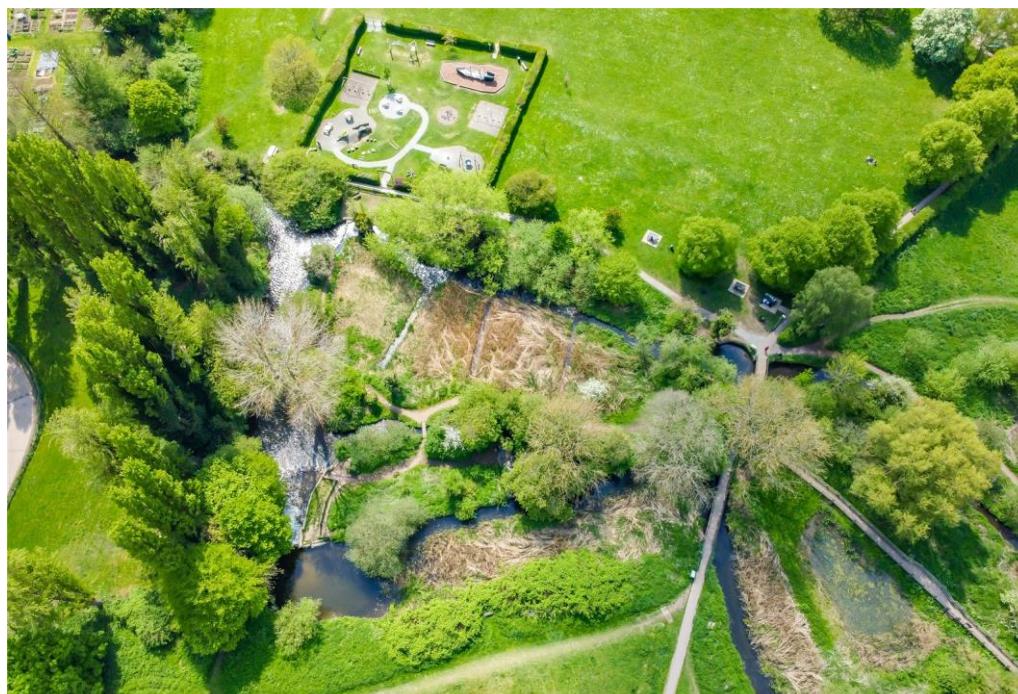
For those with children, local schooling includes Katherine Warrington which is located just across the road from the property.

Tenure: Freehold
Council Tax Band: D
EPC Rating: D



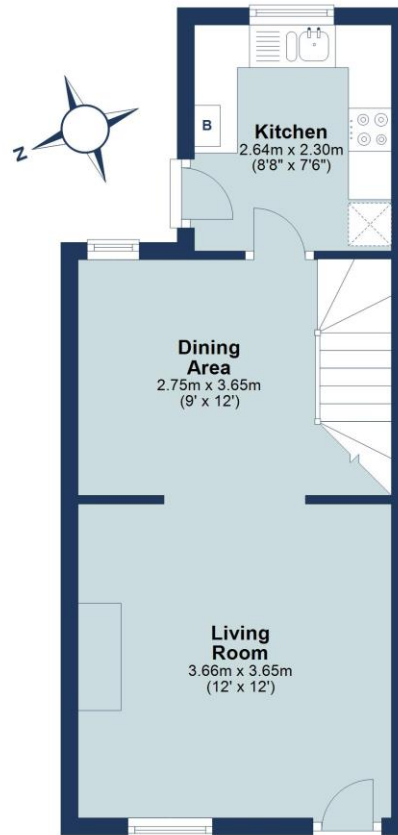






Ground Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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