





A well-presented TWO BEDROOM period cottage, sold with NO ONWARD CHAIN , close to a range of facilities including shops, eateries and overlooking green fields, in HARPENDEN.

**Guide Price: £475,000**

This home, on the ground floor, briefly comprises a good-sized lounge with views to the front, a fully fitted kitchen with dining area, and a basement that is currently being used as a study. To the first floor, there are two well-proportioned bedrooms and a modern bathroom suite. Externally there is a private courtyard style garden with gated rear access.

EPC Rating: D 68

Council Tax Band: D





Yale

Entrance

Living Room 3.81m x 3.71m (12'6" x 12'2").

Kitchen 3.81m x 3.57m (12'6" x 11'9").

Bedroom 1 3.81m x 3.71m (12'6" x 12'2").

Bedroom 2 3.81m x 1.99m (12'6" x 6'6").

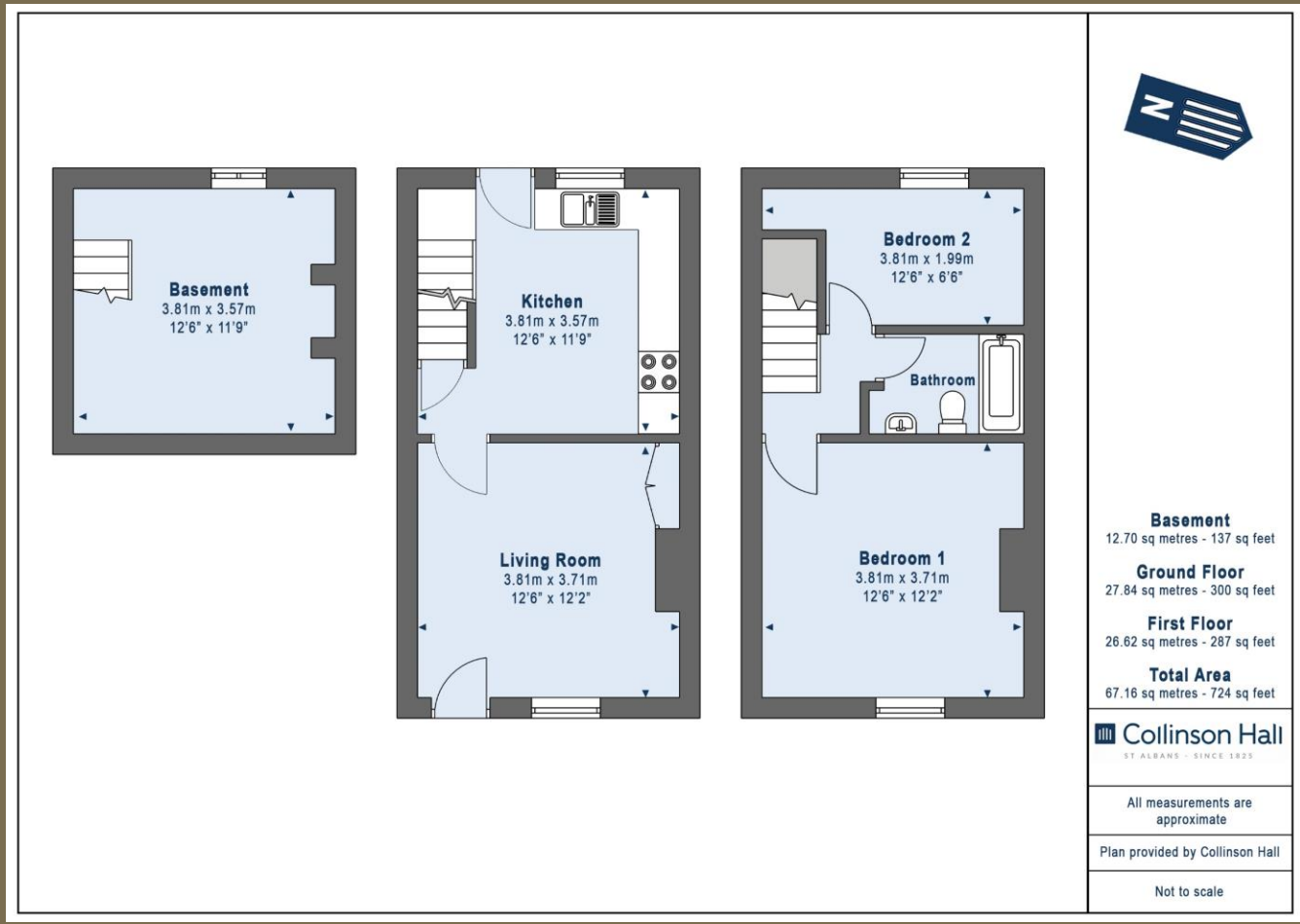
Bathroom

Basement 3.81m x 3.57m (12'6" x 11'9").

Garden







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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