



44a Townsend Lane, Harpenden, Hertfordshire, AL5 2QS
Asking Price £1,345,000

space
estates.com

OFFERED WITH NO UPPER CHAIN. A Detached four bedroom family home offering good sized accommodation over three floors. Located in an extremely desirable location within an easy walk of Harpenden town centre and station. Ideally situated for highly sought after primary and secondary schools.

- CHAIN FREE
- FULLY FITTED KITCHEN
- FOUR BEDROOMS

- 3 BATHROOMS
- PRIME CENTRAL LOCATION

Entrance Hall

16'8" x 7'0" (max)

WC

TV Room/ Study

14'1" x 9'5"

Kitchen/ Diner

13'1" x 18'3" (max) I- shaped

Dining Area

12'2" x 11'7" max

Utility Room

9' 5" x 6' 2"

Cinema Room

17'1" x 9'3"

Games/Family Room

21'9" x 21'5" (max)

Shower Room

- THREE RECEPTION ROOMS

- SEPERATE UTILITY

- LOWER GROUND FLOOR ENTERTAINMENT SPACE

- FRONT AND REAR GARDENS

Master Bedroom

13'11" x 12'11"

En Suite

Bedroom Two

14'5" x 9'5" (max)

Bedroom Three

12'3" x 10'2" (max)

Bedroom Four

8'11" x 7'9"

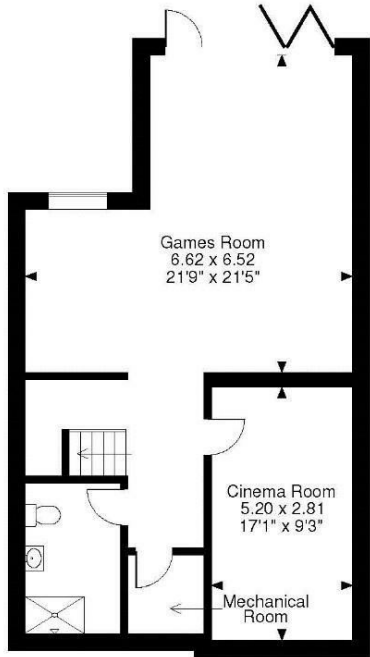
Family Bathroom

Exterior

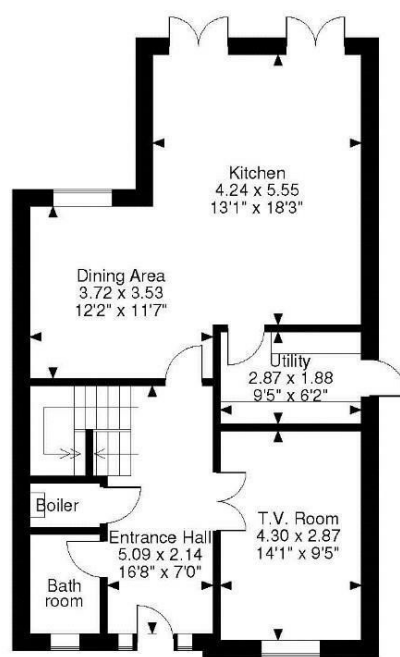
Rear garden



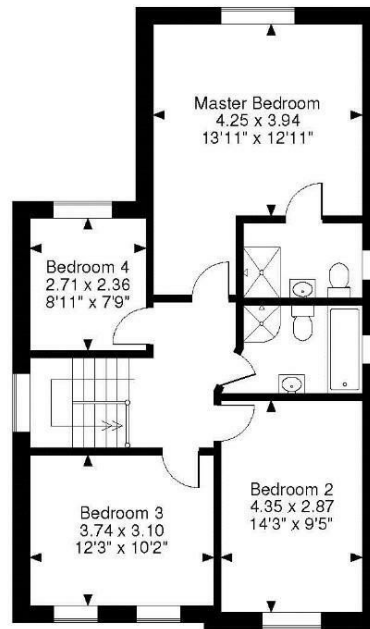
Townsend Lane, Harpenden
Main House gross internal area = 2,317 sq ft / 215 sq m



Lower Ground Floor

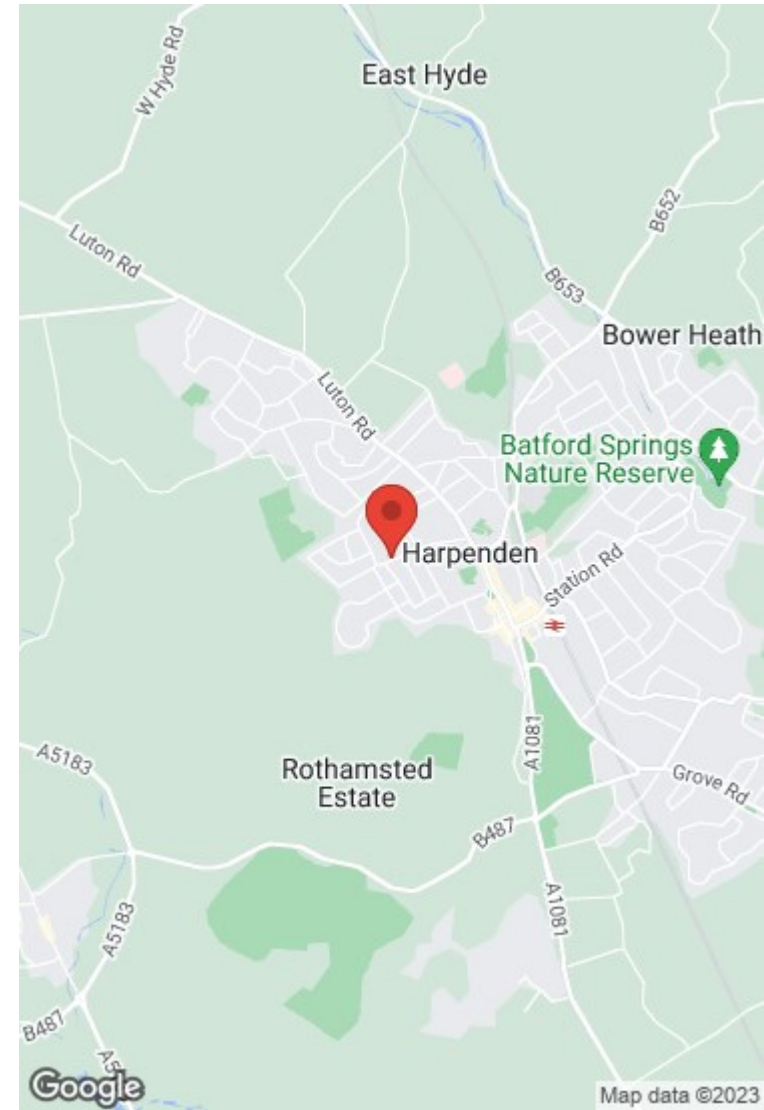


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		86	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

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