



**BRADFORD  
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

120 Lower Luton Road, Harpenden, AL5 5AN

£485,000



## 120 Lower Luton Road, Harpenden, AL5 5AN

A beautifully presented PERIOD PROPRETY with many lovely character features, in a popular location, close to the Lea Valley Nature Reserve.

The accommodation comprises entrance hall, sitting room, family room and dining room. The kitchen is situated at the back of the house overlooking the garden, with extension potential (S.T.P.P.). On the first floor, there are THREE BEDROOMS and a family bathroom. Outside, you will find a superb established rear garden.

The property is situated within easy reach of excellent schooling and is approximately one mile from the mainline railway station and Harpenden town centre with its wide variety of public houses, shops and restaurants.





## ACCOMMODATION

### Entrance Hall

Access via front entrance door to the entrance hall, radiator, staircase to first floor, doors to all rooms, picture rail, wood block style flooring.

### Family Room

12'3 x 11'1 (3.73m x 3.38m)

Two double-glazed sash style windows to front elevation, wood block style flooring, radiator, feature fireplace with exposed and painted brick chimney breast.

### Living Room

10'6 x 14'2 (3.20m x 4.32m)

Sash window to rear elevation, radiator, wood block style flooring, half-height part-panelled walls, attractive part-exposed feature wall, open feature fire, opening to:

### Dining Area

8'8 x 8' (2.64m x 2.44m)

Half-height part-panelled walls, radiator, wood block style flooring, part-exposed brick wall, sash cord window to side elevation, steps leading to kitchen.

### Kitchen

11'4 x 8' (3.45m x 2.44m)

Double-glazed sliding door to patio, double-glazed window to rear, range of floor and wall mounted units and drawers with wood effect worksurfaces over, incorporating one and a half bowl stainless steel sink unit with side drainer and mixer tap, part-tiled walls, downlighting, fitted stainless steel double oven, fitted stainless steel five ring gas hob, extractor, canopy over, wall-mounted gas central heating boiler, plumbing for automatic washing machine and dishwasher.

### First Floor Landing

Loft access, picture rail, doors to all rooms.

### Bedroom One

12' x 14'2 (3.66m x 4.32m)

Two double-glazed sash style windows to front elevation, exposed and painted floorboards, feature bedroom fireplace, radiator.

### Bedroom Two

7'8 x 11' (2.34m x 3.35m)

Sash cord window to rear elevation, radiator.

### Bedroom Three

9'10 x 7'9 (3.00m x 2.36m)

Sash cord window to rear elevation, radiator.



### Family Bathroom

White suite comprising bath with mixer tap, wall-mounted shower over, pedestal wash-hand basin with mixer tap, low level WC, part-tiled walls, extractor, downlighting, heated towel radiator, tiled floor.

### Outside Rear

Immediately to the rear of the property is a patio area with small brick retaining wall and step leading to a large established rear garden with well stocked plant and shrub borders, mature trees.



### Front

Established front conifer hedge with steps leading to the front door and pebbled frontage with mature twisted willow tree, side access to back garden.

### Viewing Information

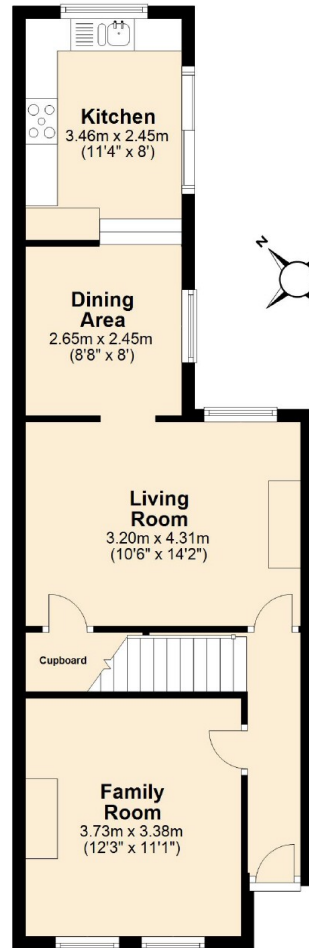
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### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

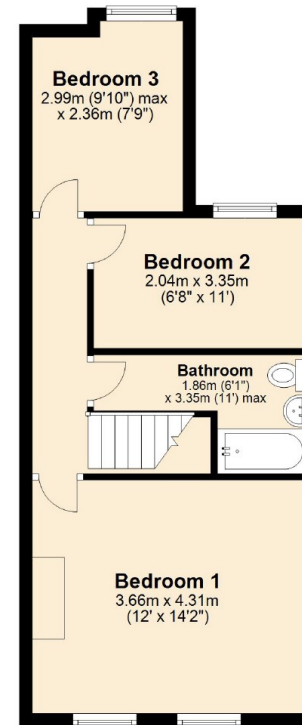
### Ground Floor

Approx. 49.2 sq. metres (530.1 sq. feet)



### First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 89.7 sq. metres (965.3 sq. feet)

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

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