



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

Porters Hill, Harpenden, AL5 5HR
Asking Price £425,000

A beautiful end of terrace property, pleasantly situated in a cul-de-sac location close to local amenities and schools, with a delightful rear garden backing directly on to allotments, with the added advantage of being offered for sale with no upper chain.

The accommodation is arranged over two floors and features a light and airy open plan lounge/kitchen/dining room and useful downstairs toilet. On the first floor there are two double bedrooms and a bathroom.

Outside there is off street parking for two small cars and to the rear of the property is a patio area leading to an established rear garden, with well stocked plant and shrub borders.

Porters Hill is located in a family friendly area close to well respected local schooling and a short walk to the wonderful Batford Springs Nature Reserve. Central Harpenden and the mainline station are both easily accessible.

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





Ground Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.9 sq. feet)



Total area: approx. 59.1 sq. metres (635.8 sq. feet)

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

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