



38 Bowling Close, Harpenden, AL5 1QP
Asking Price £550,000

Freehold

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Available with no upper chain, this well-presented three-bedroom mid-terraced family home is ideally situated in a quiet cul-de-sac on Bowling Close, Harpenden. Offering excellent living accommodation throughout, the property is ideally positioned within easy walking distance of Southdown's local amenities, Harpenden town centre, the mainline railway station and popular Harpenden common. The location is also well placed for both primary and secondary schooling.

The ground floor comprises entrance hall, a modern fitted kitchen, living/dining room featuring patio doors opening directly onto the rear garden. There is also a useful study and downstairs WC.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this an ideal home for families, first-time buyers or those looking to be close to Harpenden's excellent amenities and transport links.

Further benefits include a private rear garden.

Freehold Tenure.
Council Tax Band D.

- NO UPPER CHAIN
- THREE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE AND MAINLINE STATION
- WELL PLACED FOR PRIMARY AND SECONDARY SCHOOLS
- MID TERRACED PROPERTY
- GARDEN WITH REAR ACCESS
- CUL DE SAC LOCATION

Entrance Hall

Kitchen

Living / Dining Room

Study

WC

Master Bedroom

Second Double Bedroom

Third Bedroom

Bathroom

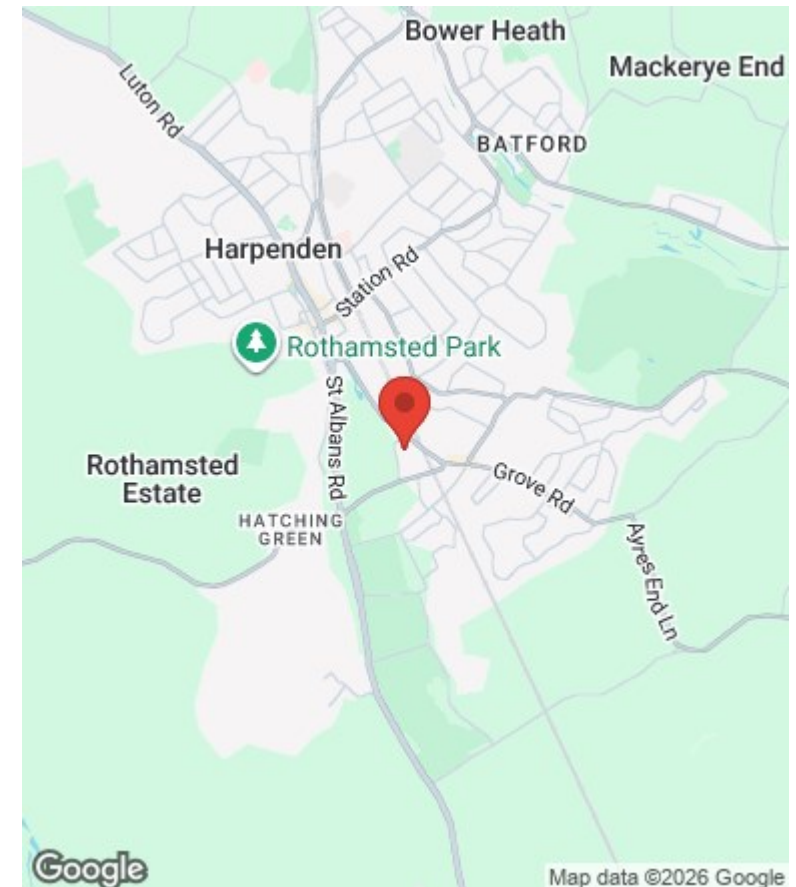
Garden



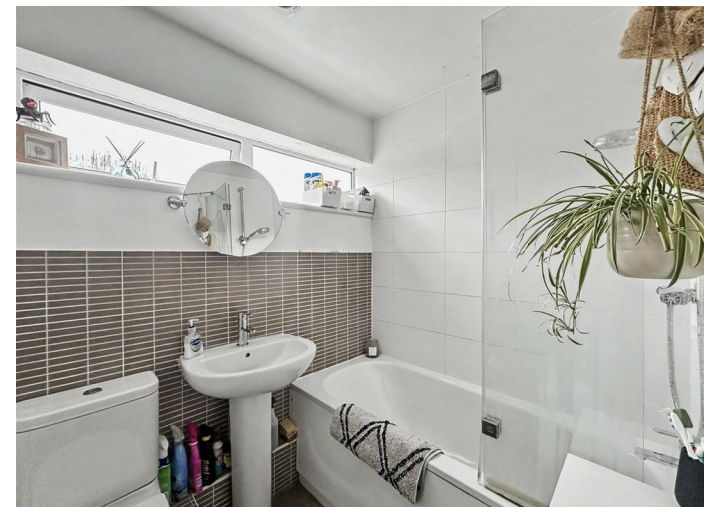
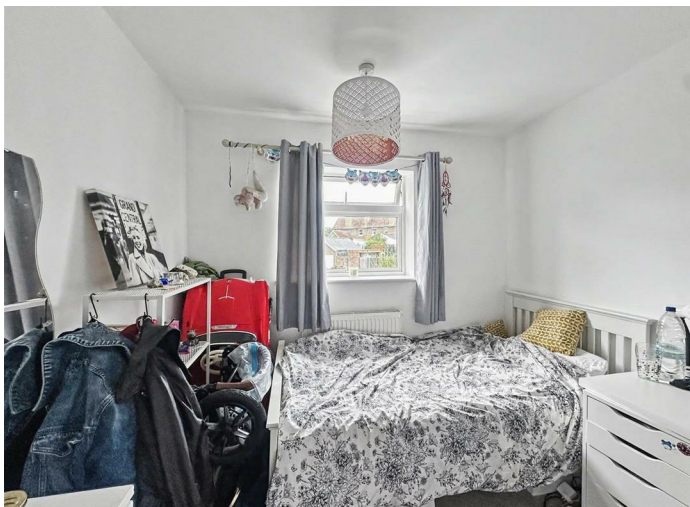


Total area: approx. 91.0 sq. metres (979.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	



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