



West Common, Harpenden, Hertfordshire, AL5 2JN

£550,000

Freehold

Frost's

Offered for sale is this lovely cottage offering a unique blend of rustic charm and modern comfort and situated in the highly desirable West Common location overlooking Harpenden Common.

Upon Entrance, the living area boasts a cozy fireplace with burning stove and hardwood floors, creating a warm and welcoming atmosphere. The kitchen boasts modern amenities while retaining its characteristic charm. On the first floor, the property further benefits from 2 double bedrooms and a family bathroom which complete the first floor accommodation. Outside the property, there is a lovely private garden with patio seating area.

West Common is situated just a short walk from Harpenden town centre, Rothamstead Park and the mainline railway station to London's St Pancras as well as easy access to the motorway network via M1 Jct 9.

Energy Rating D
Council Tax Band E
Freehold

Agent Note

Please note; this property benefits from a right of access to the rear garden via the neighbouring properties garden.



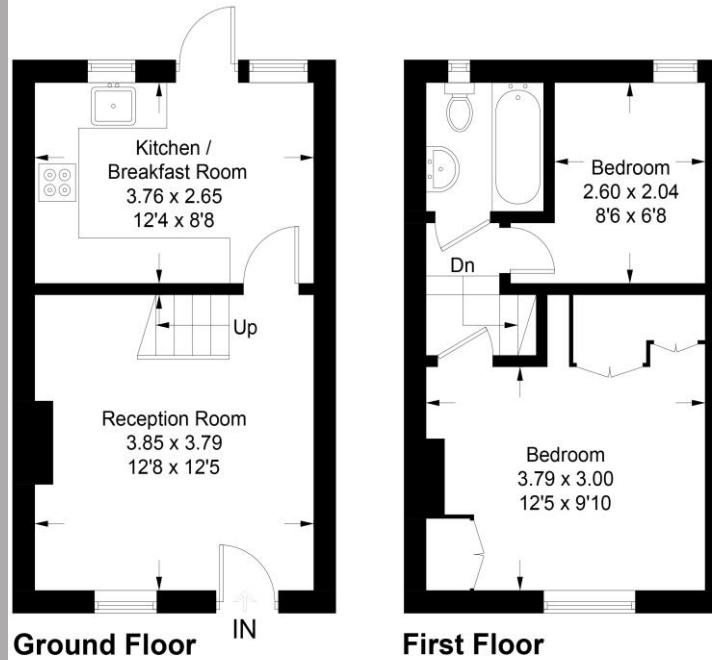
- Two Double Bedrooms
- West Common location
- Overlooking Harpenden Common
- Modern Kitchen
- Living Area with Cozy Fireplace
- Family Bathroom
- Lovely Private Garden



*A lovely cottage offering a
unique blend of rustic charm
and modern comfort*

West Common

Approximate Gross Internal Area = 51.2 sq m / 551 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1022429)

Harpenden

01582 768666

harpenden@frosts.co.uk

6A Leyton Road, Harpenden, AL5 2TL

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

