



## 164 Station Road , Harpenden, AL5 4RH

Mulburries are delighted to welcome this centrally located, gorgeous two bedroom end of terrace house onto the market.

Situated just 0.7 miles from the local station, which provides access into St Pancras inside 20 minutes, the property, which is neutrally decorated throughout is perfect a buyer who is taking first steps into the freehold market in the area, or a landlord looking for an investment into close links into London for his tenants.

Covering just shy of 750 sq feet, the property comprises of a porch, sitting room, centralised staircase, dining room, galley kitchen and three piece bathroom to the ground floor. The first floor has two double bedrooms and a creative jack and jill style w.c between the rooms. Added benefits include a 70 foot lawn garden to the rear, side access and valid electrical and gas safety certificates.

Station Road is a convenient central location just a short walk from Harpenden's Victorian tree-lined town centre and within close proximity to both St Georges and Sir John Lawes Schools. This characterful street offers family homes from all epochs of Harpenden's development and this stunning Victorian home is just one of the more classical examples.

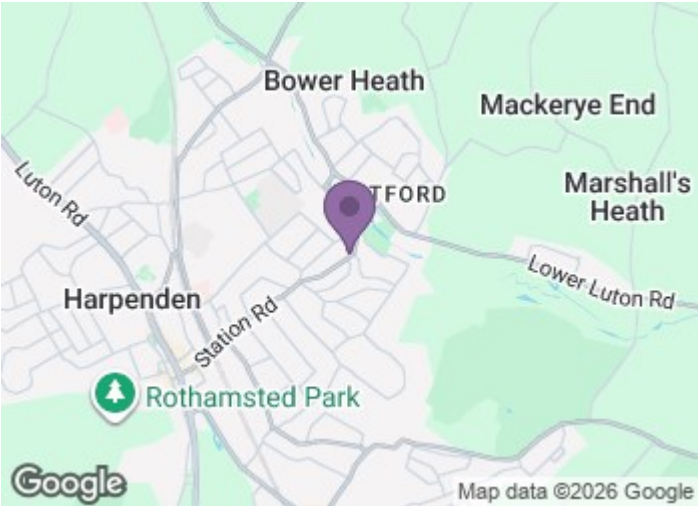
**Offers in excess of £450,000**

# 164 Station Road

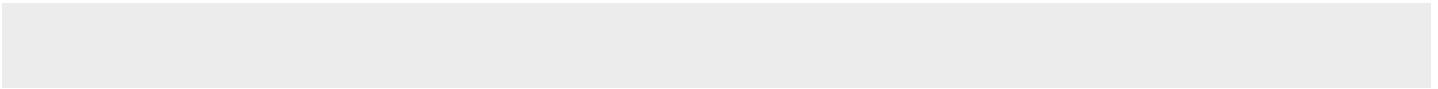
, Harpenden, AL5 4RH



- Two bedrooms
  - Sitting room
  - Dinning room
  - Approximately 0.7 miles to Harpenden Station
- End of terrace
  - Dining room
  - Rear garden access
- No upper chain
  - Kitchen
  - Large garden with patio area

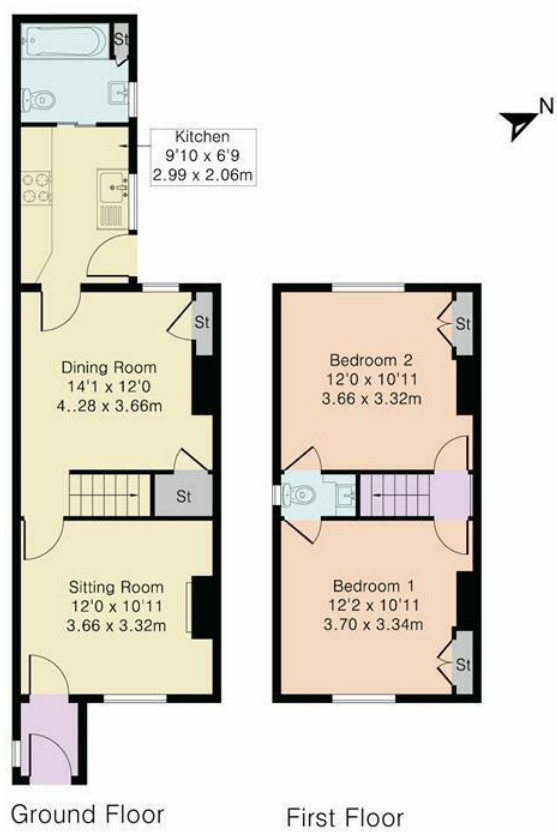


Directions



Floor Plan

Approximate Gross Internal Area 736 sq ft – 68 sq m  
Ground Floor Area 434 sq ft – 40 sq m  
First Floor Area 303 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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