



Wonderful detached home that requires modernisation or knocked down and replaced with a new home

47 Long Buftlers, Harpenden, Hertfordshire, AL5 1JF



Great opportunity to redevelop the existing house • Spacious and flexible accommodation • Four bedrooms • Excellent, spacious reception rooms • Sits on a wonderful plot

About this property

A wonderful detached 1960's house which sits on a great corner position and on a wonderful plot. There is huge potential to either extend and refurbish or knock down and replaced with a substantial home, subject to the necessary permissions.

On the ground floor there is flexible and spacious accommodation which comprises two large reception rooms, a fitted kitchen, a very large utility room and a guest WC.

Arranged over the first floor there are two large double bedrooms, two good size single bedrooms, a family bathroom and access to a large loft area.

Externally the house offers a wonderful garden which extends to approx. 80ft, off street parking for two or three cars and a single garage.

Local Information

Approx. mileages: Harpenden Railway station 1.8 miles, Harpenden high street 1.9 miles, St Albans 6.3 miles, London Luton international airport 7.1 miles, M1 (junction 9) 5.2 miles.

Long Buftlers is located to the south side of Harpenden in an area very popular with families.

The crescent is set around an attractive green, with country walks nearby. Southdown, which is about half a mile away, provides a good range of local shops and amenities. Harpenden town centre is under two miles away and offers an extensive range of shops, restaurants, boutiques, banks and supermarkets. A mainline station offers fast and frequent service into St Pancras International from 22 minutes.

Harpenden is renowned for its schooling, with several in the area including the new state school of Katherine Warrington School. Other great schools include the private boys school Aldwickbury School and Sir John Lawes, St Georges and Roundwood.

Tenure

Freehold

Local Authority

St. Albans City & District Council

Energy Performance

EPC Rating = D

Viewing

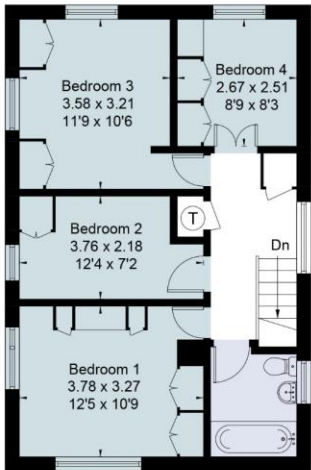
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone: 01582 465 000.






Approximate Area = 146.6 sq m / 1578 sq ft
Garage = 15.8 sq m / 170 sq ft
Total = 162.4 sq m / 1748 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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