



**73 HARPENDEN DRIVE, DN7 4HN**  
**£130,000 OffersInRegionOf**  
**Tenure Freehold**

- **2 BEDROOM TERRACE**
- **MOVE IN READY**
- **IDEAL FOR FIRST TIME BUYERS**
- **LOW-MAINTENANCE GARDEN**
- **MODERN FIRE IN LOUNGE**

A beautifully presented two-bedroom terraced home, perfect for those looking to step onto the property ladder or enjoy a comfortable, move-in ready home.

The property features a warm and inviting lounge, complete with a charming fireplace that creates a cosy focal point. The bathroom is fitted with a modern suite, including a shower over the bath for added convenience.

To the rear, there is a private, low-maintenance paved garden—ideal for relaxing or entertaining. The property also benefits from a driveway, providing off-road parking.

Ready to move straight into, this home offers both comfort and practicality. Ideally located with excellent access to local shops and amenities, it is perfectly suited for modern living.

Council Tax Band A.

Call Welcome Homes today to arrange your viewing.



TOTAL: 62 m<sup>2</sup>  
 GROUND FLOOR: 32 m<sup>2</sup>, FIRST FLOOR: 30 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 6 m<sup>2</sup>  
FLOOR PLAN CREATED BY WELCOME HOMES. REQUIREMENTS DEPENDING HOUSING REGULATIONS NOT ALL QUANTIFIED.

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	84
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC