Whittaker & Co

THE PROPERTY PEOPLE









# Southdown Road

## Harpenden, AL5 1PQ

Spacious Edwardian Villa arranged over four floors in a fantastic central location with lovely views over Harpenden Common. Beautifully presented throughout and walking distance to Harpenden station & excellent schools.

**Guide price £1,375,000**

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- Large family home over four floors
- Parking for two cars
- Walking distance to the station & excellent schools
- Over 2300 sq ft
- 78 ft Garden
- Huge basement
- Overlooking Harpenden Common

### Entrance Hall

### Living Room
16'2" x 12'10" (4.95m x 3.93m)

### Dining Room
11'0" x 11'5" (3.36m x 3.49m)

### Cloakroom

### Kitchen / Breakfast Room
27'7" x 18'1" (8.42m x 5.52m)

### Study / Play Room
9'9" x 10'8" (2.98m x 3.27m)

### Family Room
15'8" x 17'8" (4.80m x 5.39m)

### Bedroom One
15'10" x 11'0" (4.85m x 3.37m)

### En-Suite Shower Room

### Bedroom Two
11'2" x 12'4" (3.42m x 3.77m)

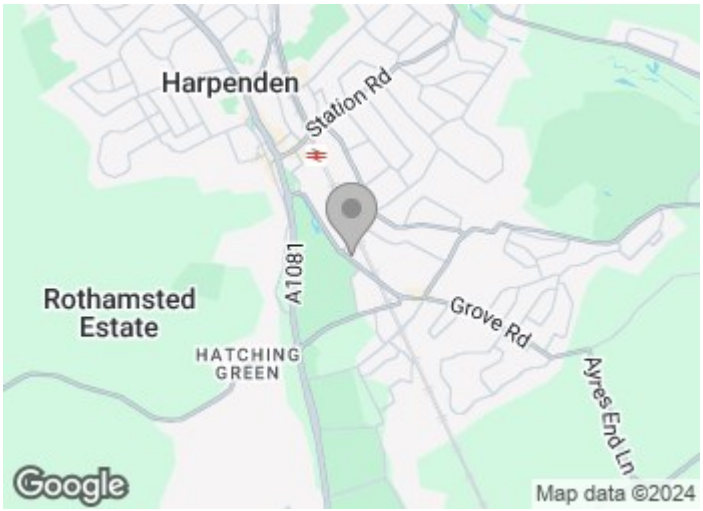
### Bedroom Three
11'0" x 11'7" (3.37m x 3.54m)

### Bedroom Four
6'10" x 8'8" (2.09m x 2.65m)

### Bathroom

### Bedroom Five
14'0" x 9'10" (4.28m x 3m)

### Shower Room

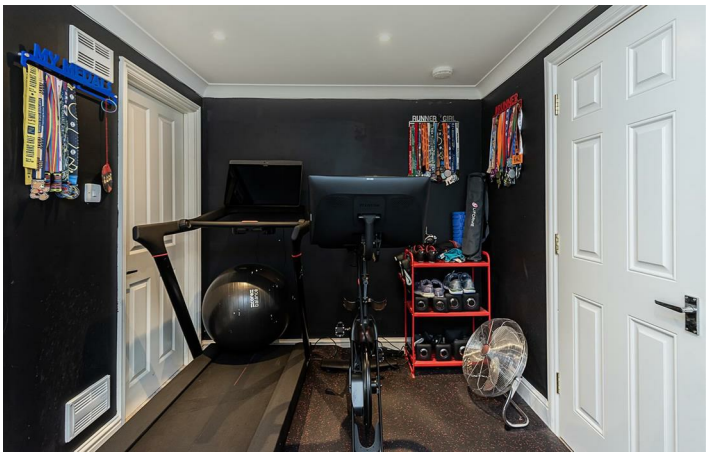










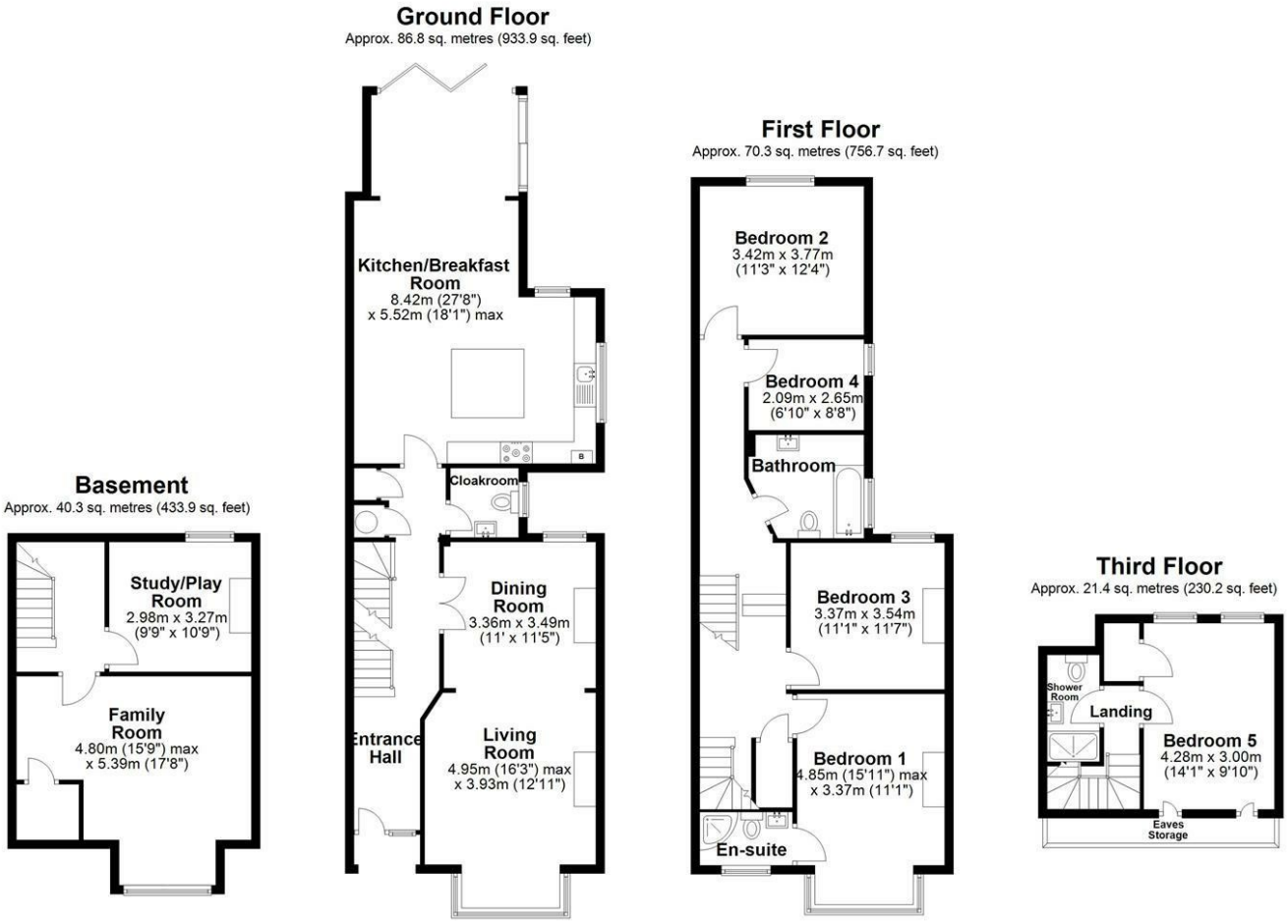








# Floor Plan

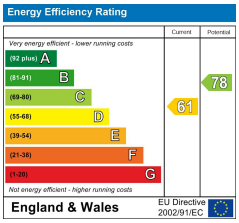


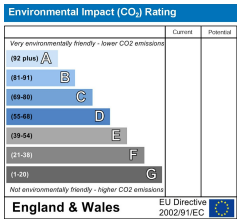

Total area: approx. 218.8 sq. metres (2354.6 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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