Whittaker & Co

THE PROPERTY PEOPLE









West Common Grove

Harpenden, AL5 2LL

Set on a 0.3 acre plot, with a 140ft south west facing garden, this four bedroom detached home offers huge potential to extend or redevelop (STPP). Located in a peaceful cul-de-sac in the ever popular West Common area. Close to open countryside and within a short drive of the town centre & station.

Guide price £1,775,000

West Common Grove

Harpenden, AL5 2LL

4 2 4 E

- 0.3 acre plot
- Circa 2,147 sq ft
- Popular West Common location
- Detached four bedroom bungalow
- Garden 140ft south west facing
- Within easy reach of town centre & station
- Potential to extend / redevelop (STPP)
- Peaceful cul-de-sac
- Council Tax Band G
- Agents note: this property is owned by an employee of Whittaker & Co

Entrance Hall
12'7" x 10'6" (3.86 x 3.21)

Kitchen/Breakfast Room
14'0" x 12'9" (4.28 x 3.90)

Living Room
23'3" x 19'1" (7.10 x 5.83)

Dining Room
14'10" x 13'1" (4.53 x 3.99)

Conservatory
13'0" x 9'10" (3.98 x 3.01)

Utility Room
6'6" x 5'8" (2.00 x 1.75)

Pantry

Cloakroom

Family Room
19'2" x 12'9" (5.85 x 3.89)

Bedroom One
14'1" x 13'1" (4.30 x 3.99)

En-suite with bath

Bedroom Two
13'9" x 10'1" (4.21 x 3.08)

Bedroom Three
10'2" x 9'8" (3.10 x 2.96)

Bedroom Four/Study
10'2" x 9'8" (3.10 x 2.96)

Shower Room

Garage
38'5" x 10'10" (11.73 x 3.31)

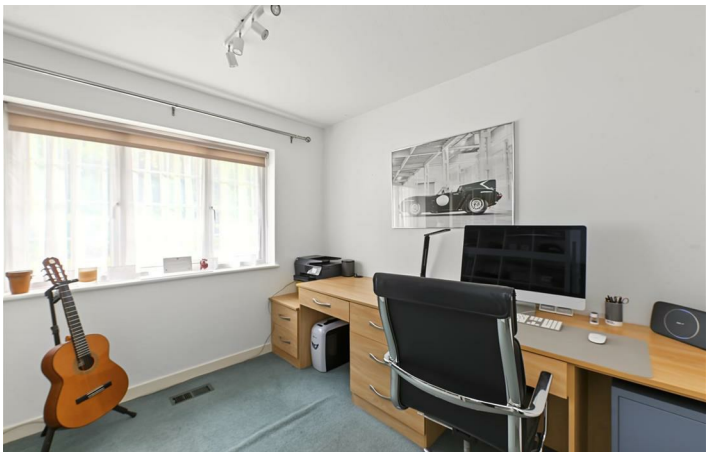










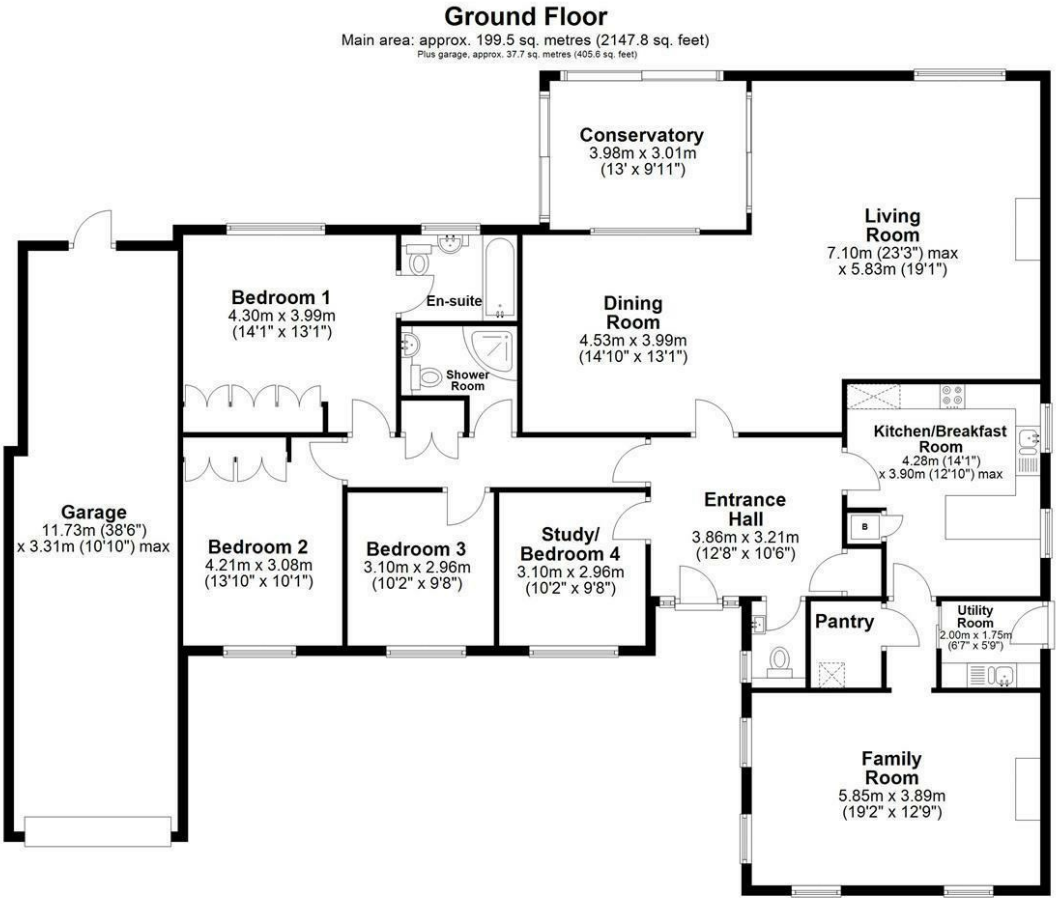








Floor Plan



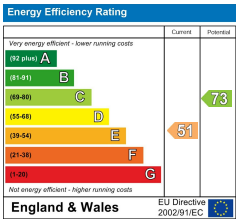
Main area: Approx. 199.5 sq. metres (2147.8 sq. feet)

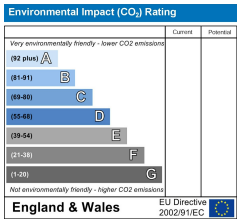
Plus garage, approx. 37.7 sq. metres (405.6 sq. feet)

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

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





1 Leyton Green, Harpenden, Hertfordshire, AL5 2TE
Tel: 01582 761500 Email: sales@whittakerandco.co.uk www.whittakerandco.co.uk