



Orchard Avenue

Harpenden, AL5 2DP

Charming four bedroom family home of circa 2,600 sq ft in the much sought after Avenues area, moments from the beautiful Rothamsted Estate. Huge potential to extend (STPP).

Guide price £2,000,000

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- Wonderful family home
- Three Bathrooms
- Prime central location
- Circa 2,600 sq ft
- Private garden of circa 70ft
- On the edge of Rothamsted Estate
- Four Bedrooms
- Garage & driveway
- Potential to extend (STPP)

Entrance Hall

Living Room

22'3" (max) x 12'8" (6.79 (max) x 3.87)

Kitchen / Breakfast Room

24'10" x 14'2" (7.59 x 4.32)

Dining Room

12'1" x 11'11" (3.69 x 3.64)

Family Room

12'9" x 14'2" (3.89 x 4.32)

Study

10'2" x 9'10" (3.10 x 3.02)

Boot Room

8'1" x 8'4" (2.47 x 2.56)

Utility Room

10'2" x 5'6" (3.10 x 1.70)

Cloakroom

Bedroom One

13'2" (max) x 14'2" (4.03 (max) x 4.32)

En-suite Bathroom

Bedroom Two

10'1" x 10'4" (3.09 x 3.17)

En-suite Shower Room

Bedroom Three

10'3" (max) x 16'3" (3.13 (max) x 4.96)

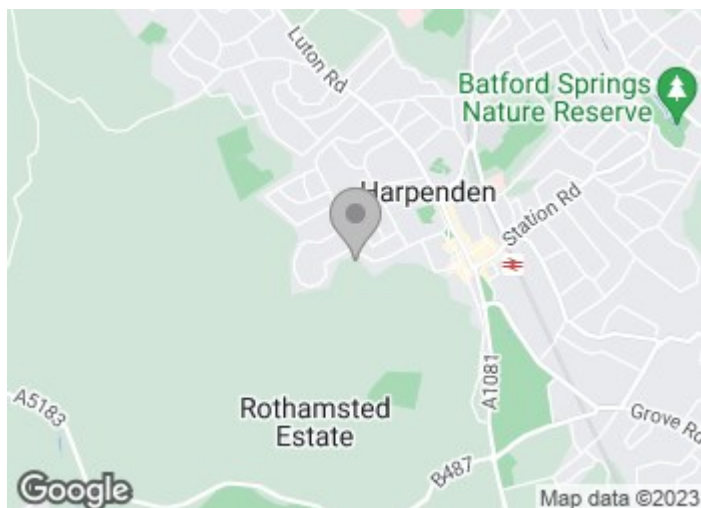
Bedroom Four

8'8" x 12'9" (2.65 x 3.90)

Family Bathroom

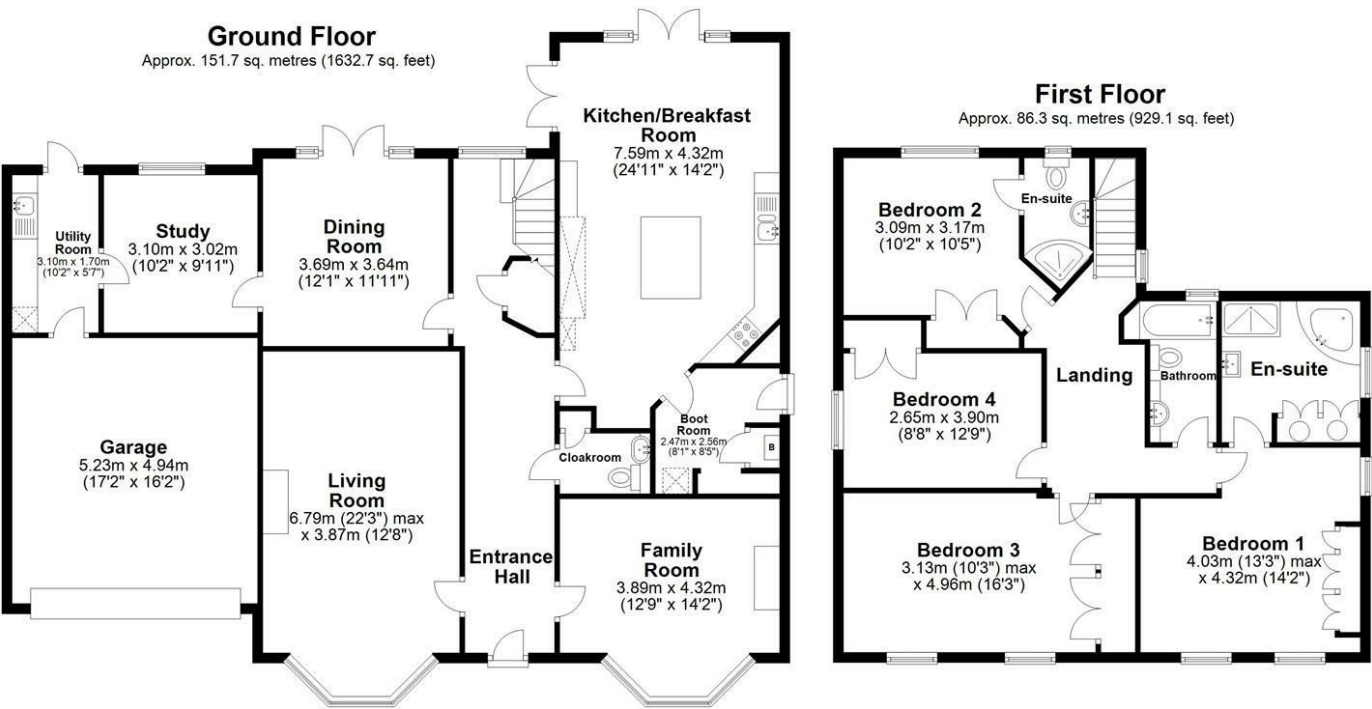
Integral Garage

17'1" x 16'2" (5.23 x 4.94)





Floor Plan



Total area: approx. 238.0 sq. metres (2561.9 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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