



Hollybush Lane

Harpenden, AL5 4AT

Stunning, four bedroom apartment occupying the entire ground floor and garden of this converted, detached Edwardian villa in a sought after, central location. Benefitting from large orangery to the rear of the kitchen and living room, two bathrooms and off-street parking for four cars. Beautiful private south facing, 90ft garden with home office & garden room. Ideally located for excellent schooling and a short walk to the town centre and station. Share of Freehold.

Guide price £1,295,000

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- Immaculate ground floor apartment
- Close to excellent schools
- Annual Service Charge £680 includes Building Insurance
- South-facing 90ft private garden
- Off-street parking for four cars
- Share of Freehold
- Sought after central location
- Walking distance to town centre & station
- Council Tax Band D

Entrance Hall

Cloakroom

Kitchen / Dining Room

24'4" x 12'8" (7.42 x 3.87)

Living Room

14'9" x 13'3" (4.52 x 4.06)

Breakfast Room

10'9" x 10'7" (3.30 x 3.24)

Bedroom One

14'11" x 11'11" (4.55 x 3.65)

Bedroom Two

18'0" x 8'4" (5.50 x 2.56)

Bedroom Three

9'6" x 9'5" (2.92 x 2.89)

Bedroom Four

11'1" x 9'10" (3.40 x 3)

Bathroom

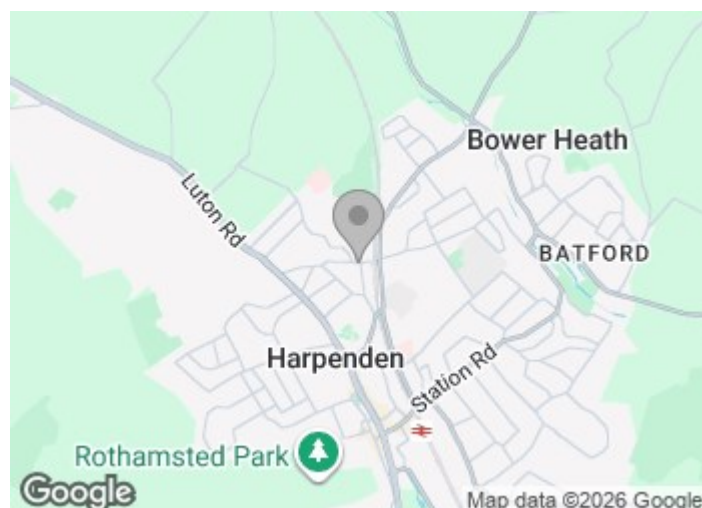
Shower Room

Home Office

17'4" x 9'8" (5.29 x 2.95)

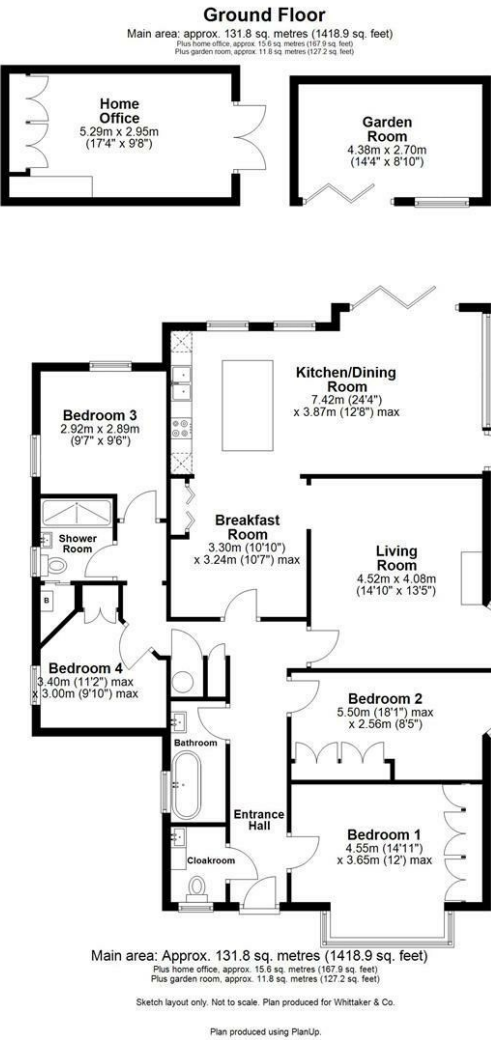
Garden Room

14'4" x 8'10" (4.38 x 2.70)





Floor Plan



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