Whittaker & Co

THE PROPERTY PEOPLE









Manland Avenue

Harpenden, AL5 4RQ

Fabulous, semi-detached four bedroom family home arranged over three floors on this sought after road in a prime central location. Extended and refurbished to an exacting standard by our clients to include a super, open-plan Kitchen/Dining/Living room opening onto the southwest-facing garden of over 100 ft and off-street parking for two cars. Walking distance to the town centre and station and ideally located for outstanding schooling.

Guide price £1,100,000

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- Four bedroom family home
- Super open-plan Kitchen/Dining Living room
- Ideally located for outstanding schooling
- Prime central location
- Off-street parking for two cars
- Walking distance to town centre & station
- Extended and refurbished by our clients
- Arranged over three floors
- Council Tax Band F

Entrance

Cloakroom

Family Room

10'0" x 7'11" (3.07 x 2.43)

Study

10'1" x 8'1" (3.09 x 2.47)

Utility Room

Kitchen/Dining/ Living Room

25'5" x 17'10" (7.76 x 5.44)

Landing

Bedroom One

16'10" x 12'3" (5.14 x 3.74)

En-suite with shower

Bedroom Two

11'5" x 9'1" (3.49 x 2.77)

Bedroom Three

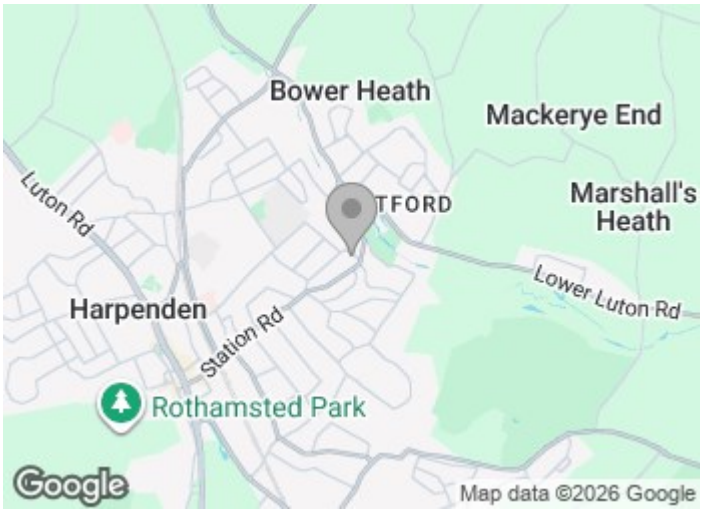
10'0" x 8'0" (3.05 x 2.45)

Bathroom

Bedroom Four

10'5" x 9'4" (3.19 x 2.87)

En-suite with shower





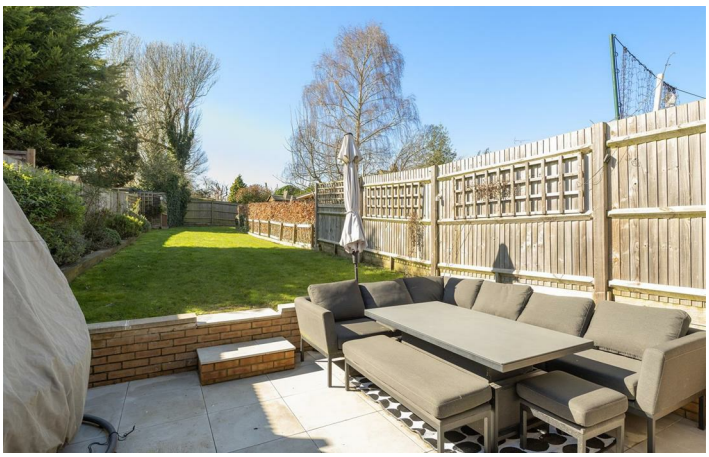














Floor Plan

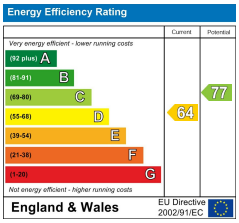
Manland Avenue

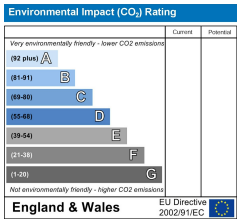
Approximate Gross Internal Area = 154.8 sq m / 1666 sq ft
Reduced Headroom = 5.7 sq m / 61 sq ft
Total = 160.5 sq m / 1727 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1278323)

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.





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