



## 10 Westfield Avenue

Harpenden, AL5 4HN

Well presented four bedroom semi-detached home of circa 1,465 sq ft in a peaceful private road with great scope for further extension (STPP). Generous downstairs accommodation opening onto a beautiful 75ft mature south facing rear garden, private driveway and garage. Walking distance of town centre and station and ideally placed for excellent schooling.

**Guide price £1,000,000**

# 10 Westfield Avenue

Harpenden, AL5 4HN



- Semi-detached four bedroom home
- Peaceful private road
- Circa 1,465 sq ft
- 75ft south facing garden
- Scope for further extension (STPP)
- Driveway & garage
- Walking distance of town centre & station
- Well located for excellent schooling
- Council Tax Band F

## Entrance Hall

## Claokroom

## Kitchen

13'2" x 8'11" (4.03m x 2.73m)

## Living Room

14'7" x 13'2" (4.47m x 4.03m)

## Dining Room

10'4" x 9'11" (3.17m x 3.04m)

## Utility Cuppbaord

## Bedroom One

11'10" x 11'5" (3.63m x 3.48m)

## En-suite

## Garage

12'2" x 11'5" (3.72m x 3.48m)

## Bedroom Two

14'8" x 13'3" (4.48m x 4.04m)

## Bedroom Three

13'2" x 8'11" (4.03m x 2.74m)

## Bedroom Four

10'6" x 10'0" (3.22m x 3.05m)

## Bathroom



[Directions](#)



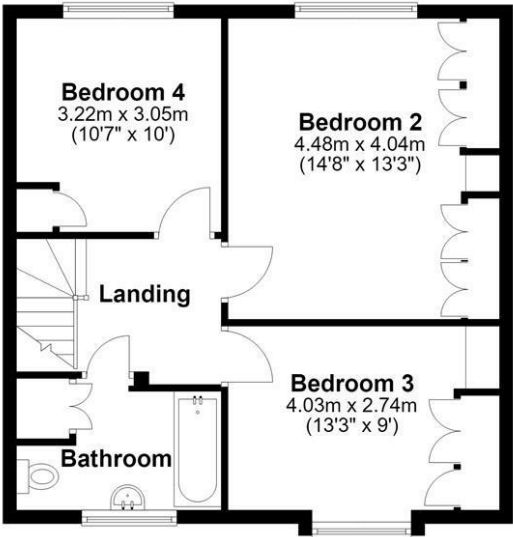
Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 136.1 sq. metres (1465.2 sq. feet)

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

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