Whittaker & Co

THE PROPERTY PEOPLE









Holcroft Road

Harpenden, AL5 5BG

Immaculately presented family home, refurbished throughout to a high standard by our clients to create a large open plan kitchen/dining and family room. Well proportioned rooms, featuring a ground floor shower room with scope for further extension to the side and/or loft conversion (STPP). Added benefit of a detached garage with off street parking and a 100ft southerly aspect garden. Well placed for excellent schooling and close to beautiful open countryside.

Guide price £650,000

Holcroft Road

Harpenden, AL5 5BG

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- Beautifully presented family home of over 1230 sq ft
- Detached Garage
- Well placed for excellent schools
- Spacious living area
- Off-street parking
- Easy access to open countryside
- Scope for side extension and/or loft conversion (STPP)
- 100 ft southerly aspect garden
- Council Tax Band E

Porch

Entrance Hall

Living Room
15'10" x 9'10" (4.85m x 3.02m)

Family Room
8'9" x 11'5" (2.67m x 3.49m)

Kitchen/Dining Room
23'11" x 10'8" (7.31m x 3.26m)

Utility Room
8'7" x 4'9" (2.63m x 1.47m)

Shower Room

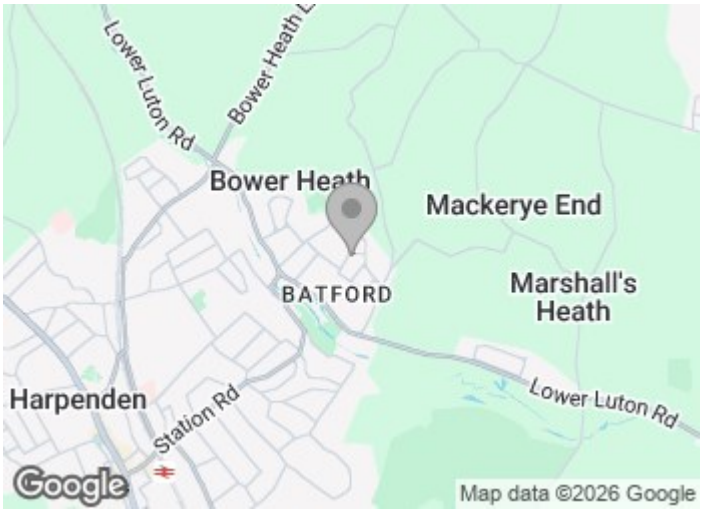
Bedroom One
12'11" x 10'10" (3.95m x 3.32m)

Bedroom Two
16'2" x 9'10" (4.94m x 3.02m)

Bedroom Three
8'11" x 7'5" (2.73m x 2.28m)

Bathroom

Garage
15'10" x 8'0" (4.85m x 2.44m)







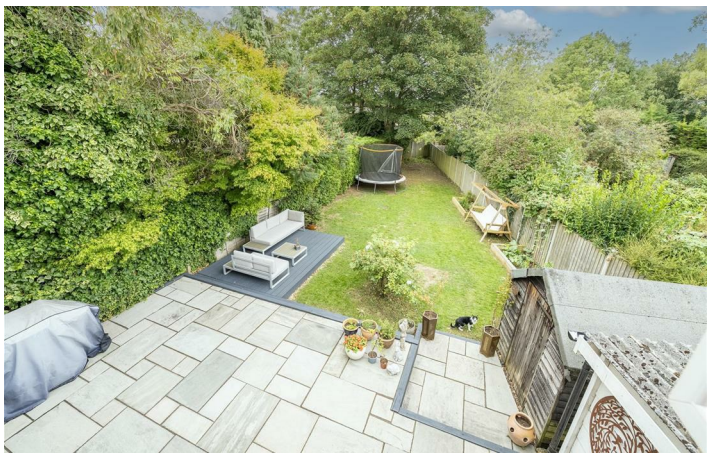












Floor Plan

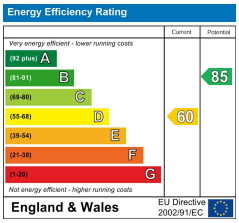


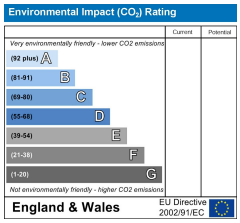
Main area: Approx. 114.5 sq. metres (1232.0 sq. feet)
Plus garage, approx. 11.8 sq. metres (127.5 sq. feet)

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.





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