

## 5 Blackmore Way

Blackmore End, AL4 8LJ

A striking contemporary styled detached residence which is located in one of the areas most sought after roads. The stunning interior features a spacious open plan ground floor living area, which includes a beautiful vaulted family room, sizeable dining room and well equipped modern kitchen. On the first floor there are five double bedrooms and four bathrooms. Externally, the property is approached via a carriage drive and sits within a superb plot approaching a half acre, incorporating the most beautiful professionally landscaped south facing gardens.

**Guide price £2,500,000**

# 5 Blackmore Way

## Blackmore End, AL4 8LJ



- Impressive detached residence which was built in 2011 to an excellent specification
- Utility room (ground floor) and laundry room (first floor)
- Comprehensive range of kitchen appliances
- Council tax band H
- Open plan kitchen/breakfast room, family room and dining room
- Principal bedroom with en suite shower room and dressing room
- Nearby historical Mid Herts Golf Club and charming country pub, together with access to numerous countryside walks
- Well proportioned living room, plus study and gym
- 4 further double bedrooms and 3 further bathrooms
- Wheathampstead shops (1.9 miles), Harpenden Station (5.1 miles)

### GROUND FLOOR

Reception Hall

Cloakroom

Living Room

20'4 x 16'8 (6.20m x 5.08m)

Dining Room

16'8 x 13'3 (5.08m x 4.04m)

Family Room

16'2 x 16'2 (4.93m x 4.93m)

Study

10'1 x 6'10 (3.07m x 2.08m)

Gym

11'4 x 11'3 (3.45m x 3.43m)

Kitchen/Breakfast Room

29'4 x 16'7 (8.94m x 5.05m)

Utility Room

6'10 x 6'4 (2.08m x 1.93m)

### FIRST FLOOR

Extensive Landing

Principal Bedroom

18' x 15'5 (5.49m x 4.70m)

Dressing Room

8'5 x 8'4 (2.57m x 2.54m)

En Suite Shower Room

Bedroom Two

22' max x 14'9 (6.71m max x 4.50m)

En Suite Shower Room

Bedroom Three

22'4 max x 14'11 (6.81m max x 4.55m)

En Suite Shower Room

Bedroom Four

16'9 x 11'5 (5.11m x 3.48m)

Bedroom Five

17'8 x 11'5 (5.38m x 3.48m)

Family Bathroom

Laundry Room

12'3 x 7' (3.73m x 2.13m)

### EXTERNALLY

Rear Garden

181' x 74' (55.17m x 22.56m)

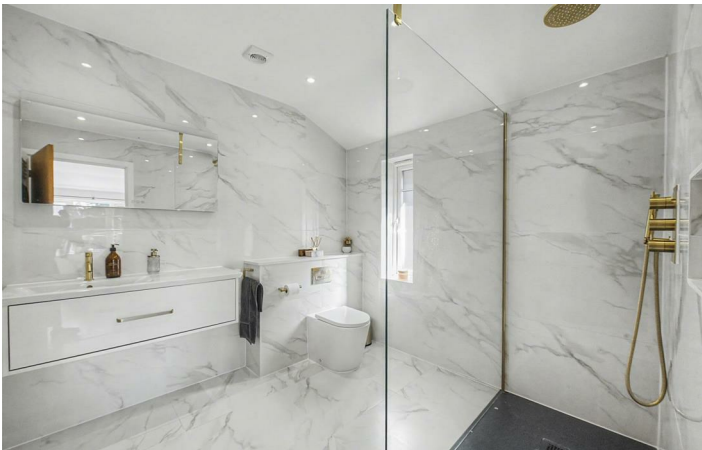
Garage

18'4 x 13'11 max (5.59m x 4.24m max)

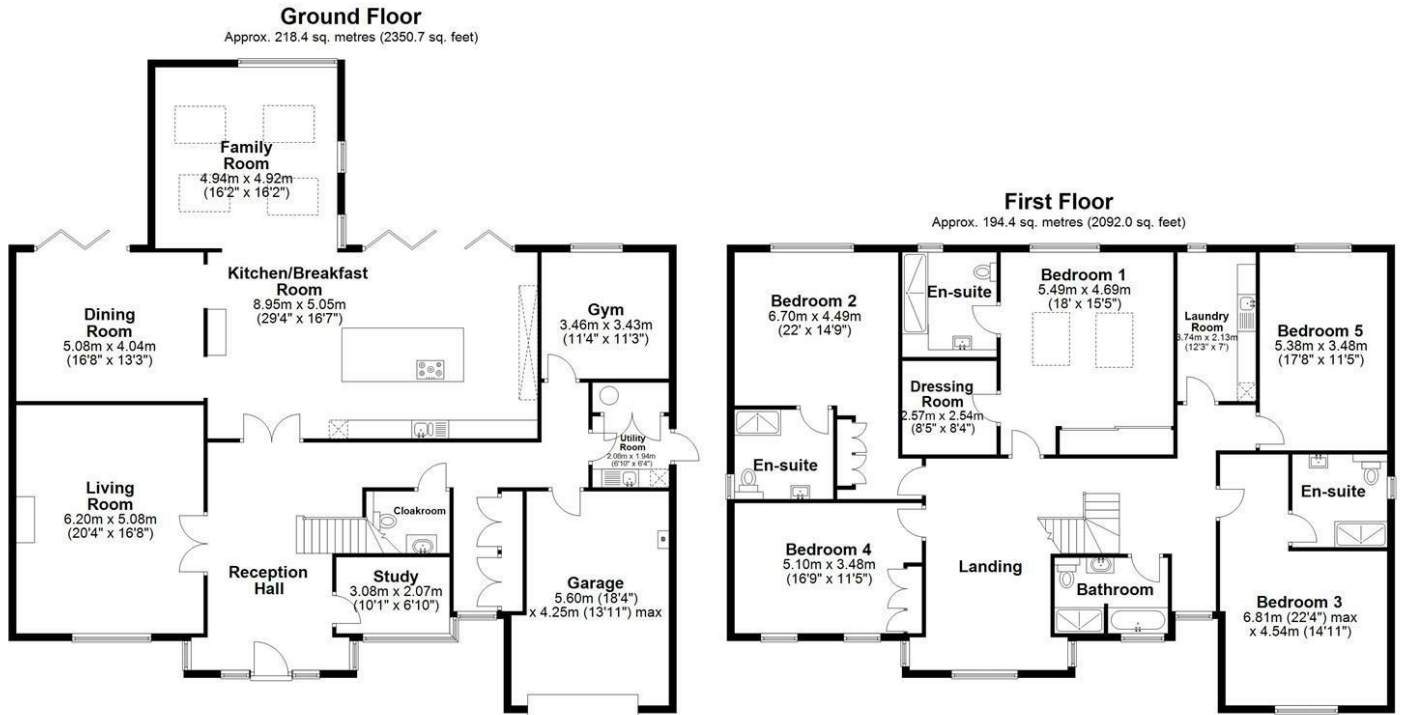
Carriage Drive



Directions



# Floor Plan



Total area: approx. 412.7 sq. metres (4442.7 sq. feet)

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

Plan produced using PlanUp.

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