



## 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



- 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)

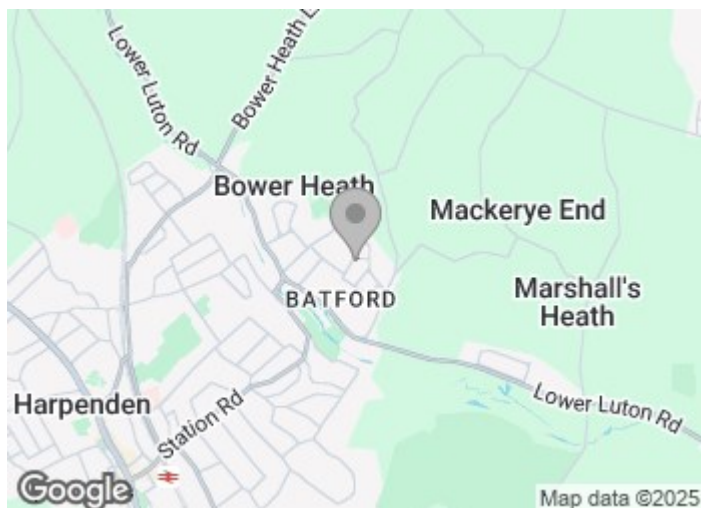
### Bedroom Three

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

### Bathroom

### Garage

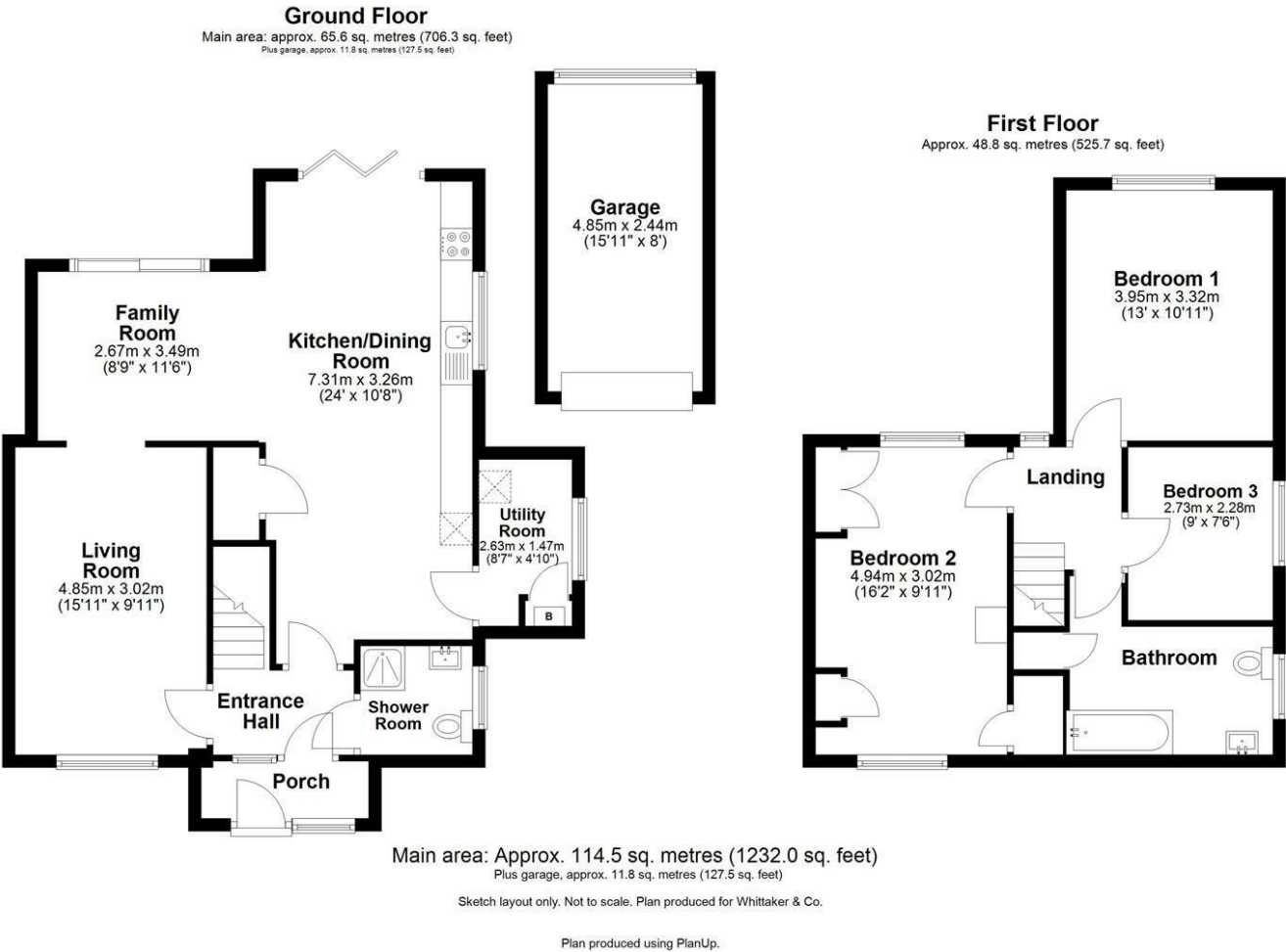
15'10" x 8'0" (4.85m x 2.44m)







Floor Plan



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