



## How Field

Harpenden, AL5 3AU

Super opportunity to acquire a lovely family home of circa 2000 sq ft with well proportioned rooms and integral garage offering great potential for development and refurbishment. Located in a quiet cul-de-sac, close to the popular Nickey Line this property is ideally placed for excellent schooling and within walking distance of the town centre and station \*\* CHAIN FREE \*\*

**Guide price £1,150,000**

# How Field

## Harpenden, AL5 3AU



- Super family home of circa 2000 sq ft
- Potential for development/refurbishment
- Easy access to the town centre and station
- Four bedrooms and two bathrooms
- Close to the popular Nickey Line
- \*\*CHAIN FREE\*\*
- Integral garage and private driveway
- Ideally placed for excellent schooling
- Council Tax Band G

### Entrance Hall

### Living Room

17'3" x 11'11" (5.26m x 3.64m)

### Dining Room

15'2" x 11'10" (4.63m x 3.62m)

### Kitchen/Breakfast Room

12'0" x 11'10" (3.68m x 3.62m)

### Utility Room

7'10" x 5'6" (2.40m x 1.69m)

### Cloakroom

### Conservatory

14'4" x 11'3" (4.38m x 3.44m)

### Bedroom One

15'0" x 12'4" (4.59m x 3.78m)

### Bedroom Two

14'11" x 12'4" (4.56m x 3.78m)

### Bedroom Three

14'0" x 11'1" (4.27m x 3.39m)

### Bedroom Four

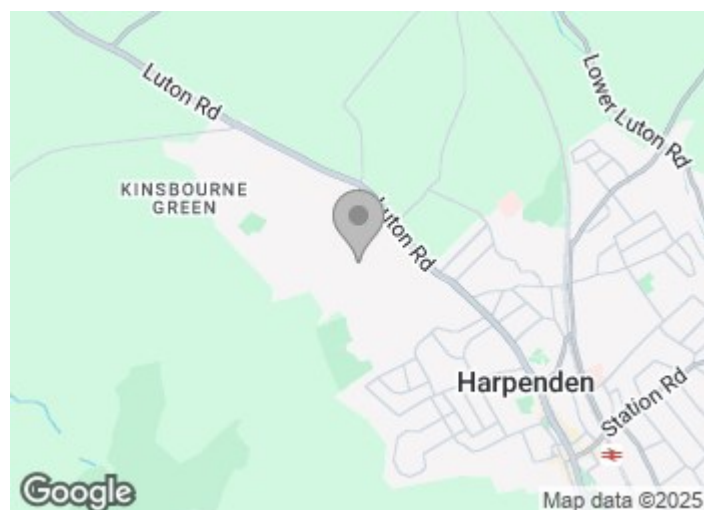
13'7" x 10'10" (4.15m x 3.31m)

### Shower Room

### Bathroom

### Garage

17'5" x 14'11" (5.33m x 4.57m)

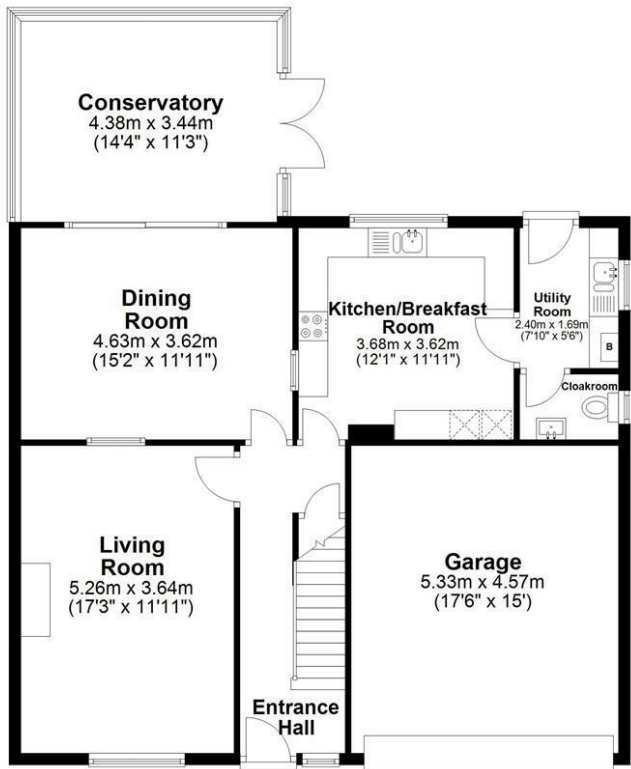






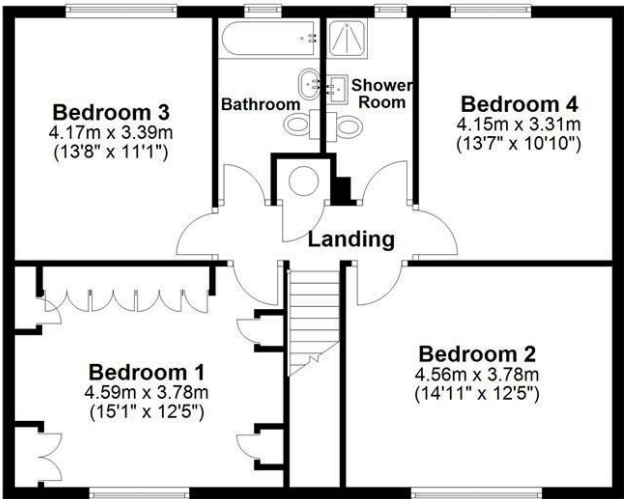
Ground Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



First Floor

Approx. 82.1 sq. metres (883.8 sq. feet)



Total area: approx. 189.6 sq. metres (2040.5 sq. feet)

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

Plan produced using PlanUp.

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