



## Clarendon Road

Harpenden, AL5 4NT

Super family home of circa 3,200 sq ft - arranged over three floors - with a 55ft garden. Clarendon Road is close to both the town centre and station and ideally located for schooling for all ages.

**Guide price £1,995,000**

# Clarendon Road

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- Modern family home
- Arranged over three floors
- Close to town centre & station
- Circa 3,200 sq ft
- Low maintenance Garden of 55ft
- Ideally located for schooling
- Plenty of living & entertaining space
- Garage & Driveway

## Entrance Hall

## Family Room

15'3" x 10'0" (4.66 x 3.06)

## Living Room

15'11" x 14'6" (4.86 x 4.42)

## Dining Room

21'11" x 10'9" (6.70 x 3.30)

## Kitchen / Breakfast Room

25'1" x 11'4" (max) (7.66 x 3.46 (max))

## Study

9'10" x 8'9" (3.01 x 2.68)

## Utility Room

8'10" x 6'4" (2.71 x 1.95)

## Cloakroom

## Bedroom One

12'5" x 11'5" (3.79 x 3.48)

## En-suite Bathroom

## Bedroom Two

18'11" x 8'10" (5.77 x 2.70)

## En-suite Shower Room

## Bedroom Three

14'6" x 11'5" (4.42 x 3.48)

## Bedroom Four

10'1" x 8'10" (3.08 x 2.71)

## Family Bathroom

## Bedroom Five

21'4" x 12'8" (6.51 x 3.87)

## Dressing Room

10'9" x 10'3" (3.30 x 3.14)

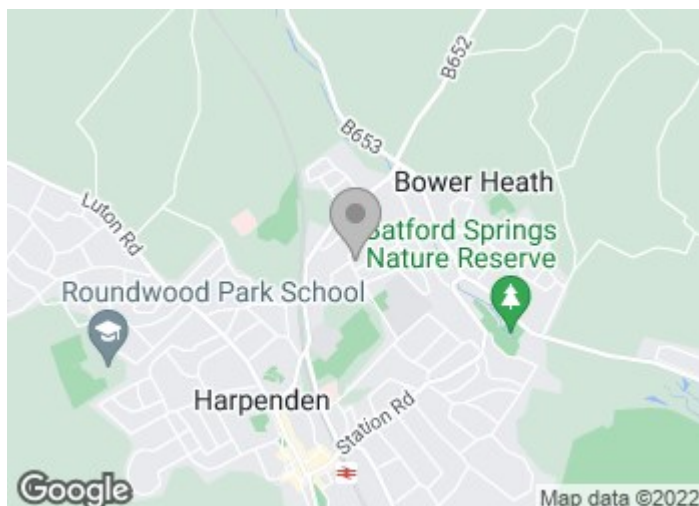
## En-suite Shower Room

## Storage Room

16'0" x 6'6" (4.89 x 2.00)

## Integral Garage

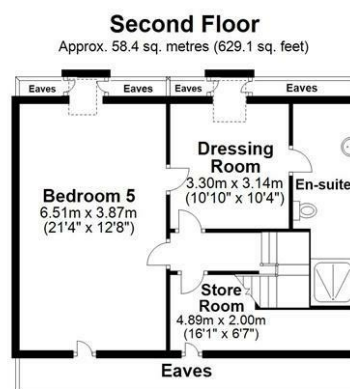
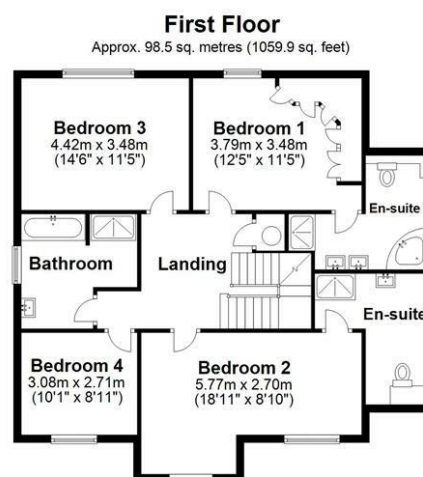
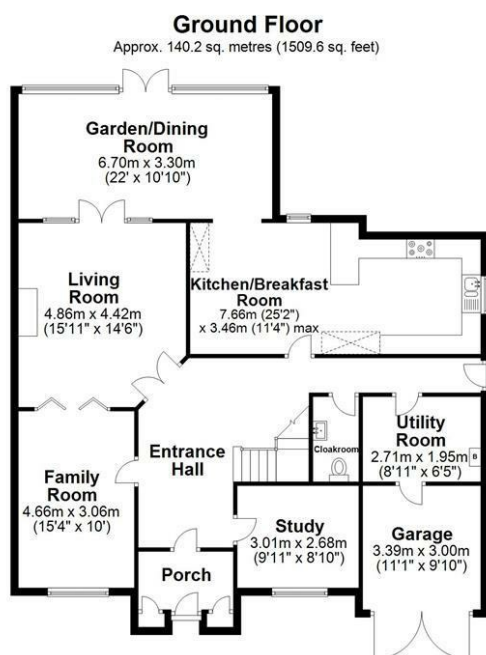
11'1" x 9'10" (3.39 x 3.00)







## Floor Plan



Total area: approx. 297.2 sq. metres (3198.6 sq. feet)

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

Plan produced using PlanUp.

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