



Coldharbour Lane

Harpenden, AL5 4NQ

Beautifully presented family home arranged over three floors, refurbished by our clients to include a large loft conversion. Integral garage with driveway for three cars and South West facing garden in excess of 40ft. The property also offers superb scope for further extensions/remodeling STPP. Prime location in the catchment area for outstanding primary and secondary schools, within a convenient walk of the town centre and station. Positioned in a quiet peaceful location that is close to beautiful open countryside.

Guide price £900,000

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- Great family home of over 1600 sq ft
- South West facing garden in excess of 40ft
- Close to beautiful open countryside and positioned in a quiet peaceful location
- Arranged over three floors
- Prime location in catchment for outstanding primary and secondary schools
- Council Tax Band E
- Integral garage and driveway for three cars
- Easy walk of Harpenden town centre and station
- Excellent scope for further extensions/remodeling STPP

Porch

Entrance Hall

Living Room

13'3" x 12'8" (4.06m x 3.87m)

Dining Area

10'5" x 8'11" (3.19m x 2.72m)

Family Area

11'0" x 8'7" (3.37m x 2.63m)

Kitchen/Breakfast Room

10'10" x 10'5" (3.31m x 3.19m)

Utility Room

7'5" x 7'0" (2.28m x 2.15m)

Cloakroom

Bedroom Two

11'9" x 9'4" (3.60m x 2.85m)

Bedroom Three

11'9" x 9'4" (3.60m x 2.85m)

Bedroom Four

8'1" x 7'10" (2.48m x 2.39m)

Bathroom

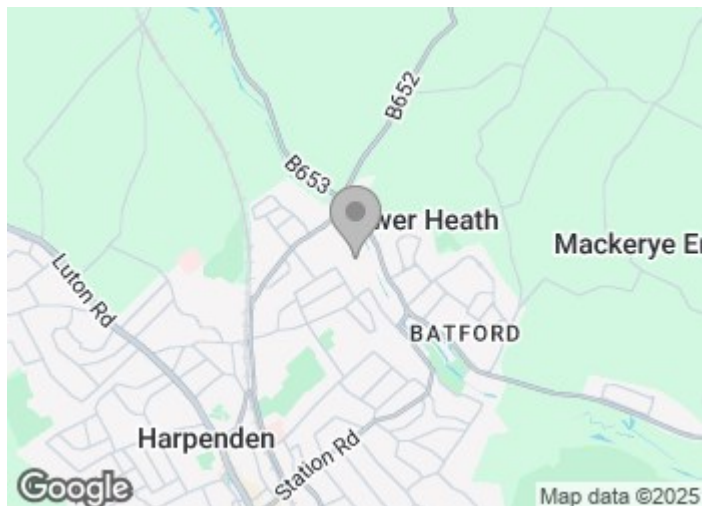
Bedroom One

17'9" x 14'10" (5.43m x 4.53m)

En-Suite Shower

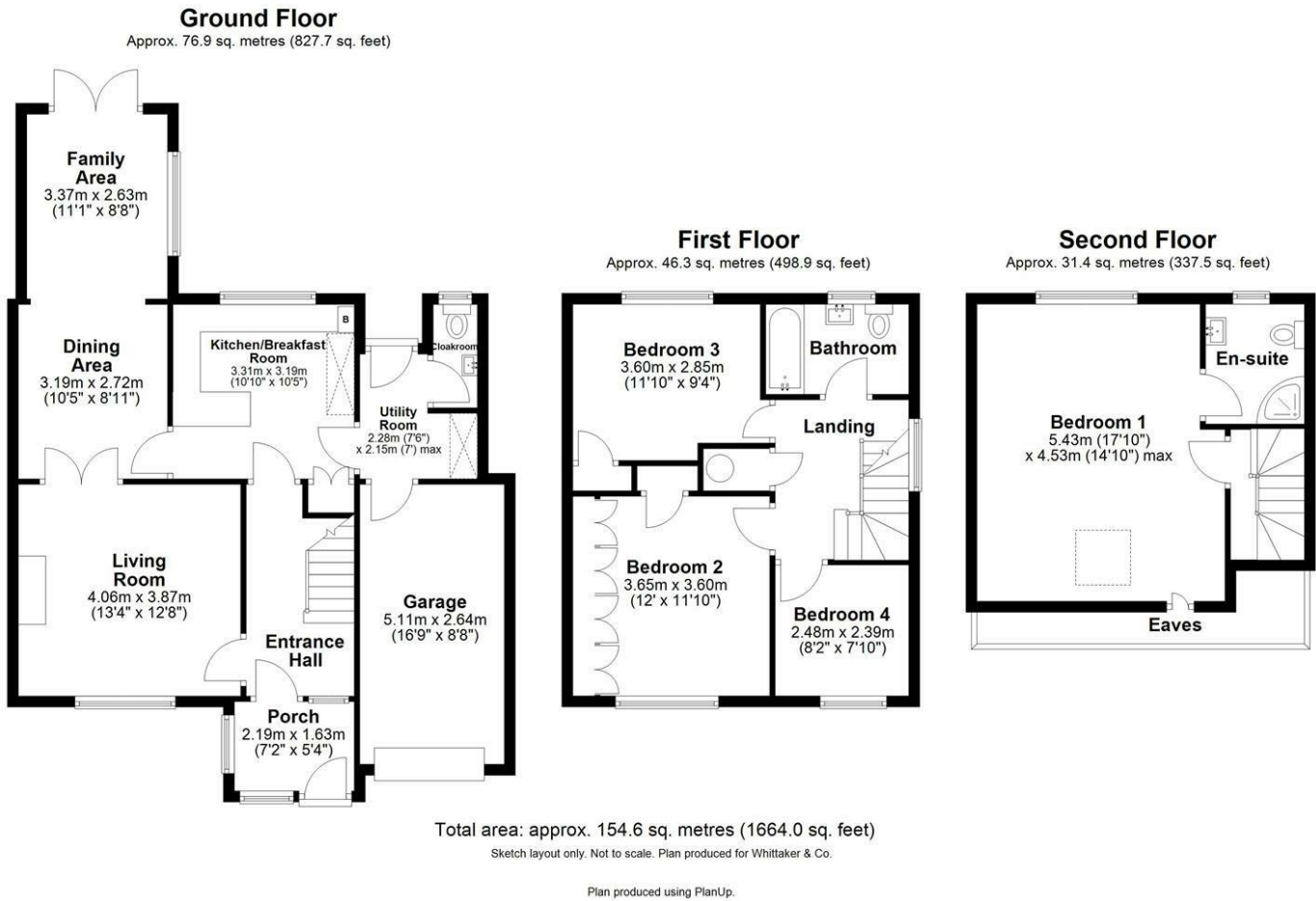
Garage

16'9" x 8'7" (5.11m x 2.64m)





Floor Plan



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