



## Overstone Road

Harpenden, AL5 5PJ

Fantastic family home - arranged over three floors - with an open plan Kitchen / Dining / Family room. There is a large Home Office / Gym in the wonderful 130ft south west facing garden. Additional benefit of off-street parking for two cars. Overstone Road is ideally placed for schooling and within a short walk of the town centre and station.

**Guide price £1,100,000**

# Overstone Road

Harpenden, AL5 5PJ



- Circa 1,300 sq ft
- Arranged over three floors
- Open plan Kitchen / Dining / Family Room
- Separate Living Room
- Large Home Office / Gym
- 130ft south west facing Garden
- Off-street parking for two cars
- Ideally located for schooling
- Close to town centre & station

## Entrance Hall

## Living Room

13'6" x 12'0" (4.14 x 3.66)

## Kitchen / Dining Room

17'3" (max) x 16'10" (max) (5.27 (max) x 5.15 (max))

## Family Room

12'2" x 12'0" (3.71 x 3.66)

## Cloakroom

## Bedroom One

13'6" x 12'11" (4.12 x 3.94)

## Bathroom

## Bedroom Two

11'3" x 10'10" (3.44 x 3.31)

## Bedroom Three

11'10" x 9'8" (3.63 x 2.96)

## Bedroom Four

8'9" x 8'0" (2.67 x 2.46)

## Shower Room

## Home Office / Gym

16'2" x 14'7" (4.95 x 4.45)



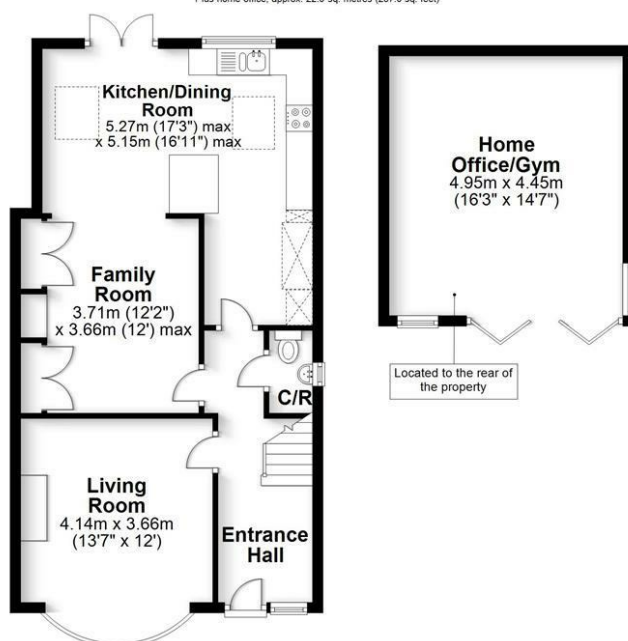




## Floor Plan

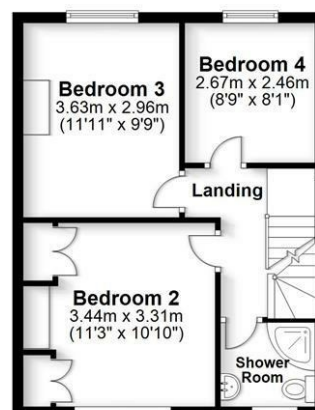
## Ground Floor

Main area: approx. 58.7 sq. metres (632.2 sq. feet)  
Plus home office, approx. 22.0 sq. metres (237.0 sq. feet)



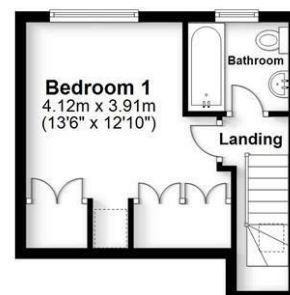
### First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



## Second Floor

Approx. 22.2 sq. metres (239.5 sq. feet)



Main area: Approx. 121.0 sq. metres (1302.8 sq. feet)

Plus home office, approx. 22.0 sq. metres (237.0 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.  
Plan produced for Whittaker & Co.  
Plan produced using PlanUp.

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