



Wheatfield Road Harpden, AL5 2NY

Set on a plot of 0.5 acre (100ft wide), is this wonderful family home of circa 3,400 sq ft. Stunning south west facing garden of 125ft. Potential to modernise and extend (STPP). Wheatfield Road is in the popular West Common area, within a short drive of Harpenden town centre and station. ***CHAIN FREE***

Guide price £2,500,000

Wheatfield Road

Harpden, AL5 2NY



- Plot 0.5 acre, 100 ft wide
- Potential to extend (STPP)
- Short drive to Harpenden town centre & station
- Family home of circa 3,400 sq ft
- Double Garage
- Chain Free
- Garden 125ft south west facing
- Peaceful West Common location

Entrance Hall

Living Room

21'0" x 15'10" (6.42 x 4.85)

Family Room

15'6" x 11'11" (4.74 x 3.64)

Study

18'9" x 11'11" (5.72 x 3.64)

Dining Room

18'11" x 13'0" (max) (5.78 x 3.97)
(max))

Kitchen

15'11" x 12'4" (4.87 x 3.78)

Breakfast Room

15'11" x 10'11" (4.87 x 3.35)

Utility Room

16'6" x 12'2" (5.03 x 3.72)

Boot Room

9'3" x 4'4" (2.83 x 1.34)

Lobby

6'0" x 5'5" (1.85 x 1.66)

Store

6'3" x 6'0" (1.93 x 1.85)

Bedroom One

15'10" x 12'0" (4.85 x 3.66)

En-suite Bathroom

Bedroom Two

13'6" x 11'5" (4.13 x 3.50)

En-suite Bathroom

Bedroom Three

16'5" x 11'10" (5.02 x 3.63)

Walk In Wardrobe

13'5" x 5'6" (4.10 x 1.68)

Eaves

Bedroom Four

16'4" x 11'5" (4.99 x 3.50)

Walk In Wardrobe

16'6" x 5'4" (5.04 x 1.65)

Eaves

Family Bathroom

Double Garage

18'8" x 17'11" (5.69 x 5.47)





Floor Plan



Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			