



## Pipers Avenue

Harpenden, AL5 1HB

Beautifully presented, semi-detached five bedroom home of circa 1,757 sq ft. Arranged over three floors with an impressive open-plan living area, separate living room, utility room, and versatile playroom. Benefiting from a west-facing private rear garden with home office, garden store, and off-street parking. Ideally located close to the amenities of Southdown, and beautiful open countryside. Well placed for excellent schooling and within easy reach of Harpenden town centre and station.

**Guide price £1,100,000**

# Pipers Avenue

Harpenden, AL5 1HB



- Semi-detached five bedroom home
- Super open-plan living
- Well placed for excellent schooling
- Circa 1,757 sq ft
- West-facing private rear garden
- Close to the amenities of Southdown
- Arranged over three floors
- Home office & garden store
- Council Tax Band F

## Entrance Hall

## Living Room

13'8" x 11'2" (4.19 x 3.41 )

## Shower Room

## Play Room

11'2" x 10'1" (3.42 x 3.09)

## Kitchen/Dining/Family Room

19'9" x 18'9" (6.04 x 5.73)

## Utility Room

6'11" x 5'10" (2.13 x 1.80)

## Landing

## Bedroom Two

11'2" x 10'2" (3.42 x 3.11 )

## Bedroom Three

11'6" x 10'2" (3.52 x 3.12)

## Bedroom Four

11'0" x 8'9" (3.36 x 2.67)

## Study/Bedroom Five

9'11" x 6'10" (3.03 x 2.10)

## Bathroom

## Landing

## Bedroom One

17'8" x 13'5" (5.39 x 4.10)

## En-suite with Shower

## Home Office

10'5" x 10'5" (3.20 x 3.20 )

## Garden Store

10'9" x 6'11" (3.28 x 2.11 )





