



West Common Grove Harpden, AL5 2AT

Extremely rare opportunity to acquire the iconic Little Manor - together with two, one bedroom Annexes - in a peaceful cul de sac, in the much sought after West Common area. A total of circa 5,000 sq ft (to include Annexes), on a beautifully maintained plot. ***CHAIN FREE***.

Guide price £3,500,000

West Common Grove

Harpden, AL5 2AT



- Iconic Harpenden home
- Main house circa 3,250 sq ft
- West Common area
- Period property
- Peaceful cul de sac
- Chain Free
- To include two Annexes
- Beautiful grounds

Entrance Hall

Living Room

23'11" x 16'11" (7.31 x 5.18)

Dining Room

18'5" x 13'8" (5.62 x 4.19)

Kitchen / Breakfast Room

21'4" x 13'11" (6.51 x 4.26)

Study

13'11" x 8'4" (4.26 x 2.56)

Conservatory

Cloakroom

Bedroom One

23'11" x 17'1" (7.29 x 5.22)

En-suite Bathroom

Snug

12'10" x 7'7" (3.93 x 2.32)

Bedroom Two

16'1" x 13'10" (4.92 x 4.22)

Bedroom Three

14'0" x 13'8" (4.28 x 4.19)

Bedroom Four

13'11" x 8'5" (4.26 x 2.58)

Family Bathroom

Annexe One

Reception Room

19'9" x 12'11" (6.02 x 3.96)

Kitchen

9'5" x 8'7" (2.89 x 2.64)

Bedroom

12'7" x 11'4" (3.84 x 3.47)

Shower Room

Integral Double Garage

22'11" x 17'10" (7.00 x 5.44)

Annexe Two

Reception Room

21'9" x 11'10" (6.63 x 3.63)

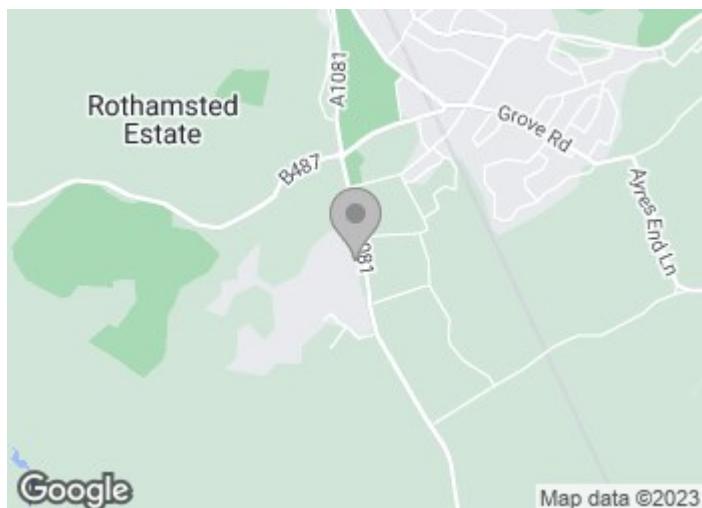
Kitchen

12'0" x 5'10" (3.68 x 1.80)

Bedroom

15'1" x 12'6" (4.60 x 3.82)

Shower Room

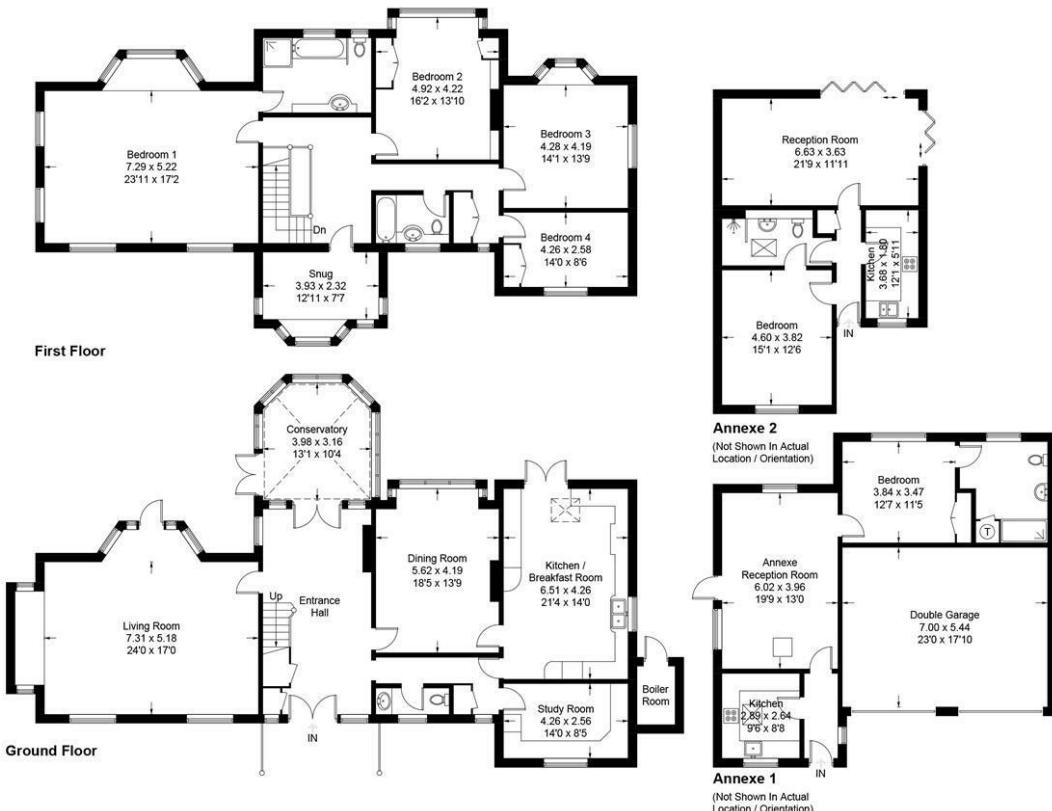




Floor Plan

Little Manner, West Common Grove

Approximate Gross Internal Area = 301.6 sq m / 3246 sq ft
 Annexe 1 / Annexe 2 / Garage / Boiler Room = 163.4 sq m / 1759 sq ft
 Total = 465 sq m / 5005 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID871522)

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			