



West Common Grove

Harpenden, 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

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- 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)

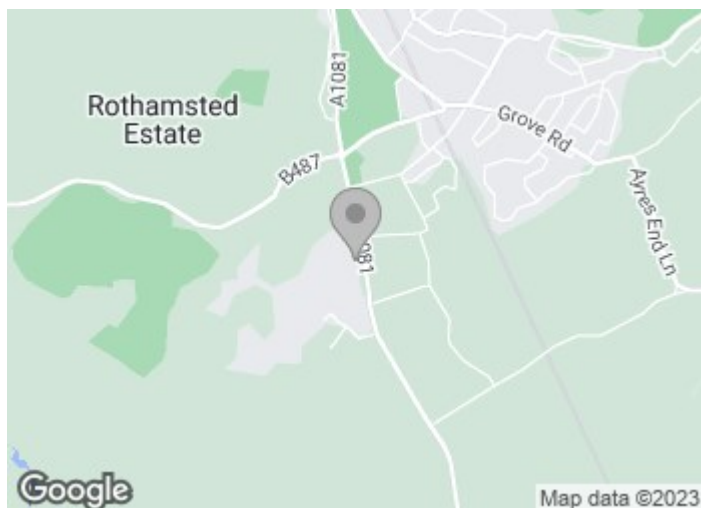
Kitchen

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

Bedroom

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

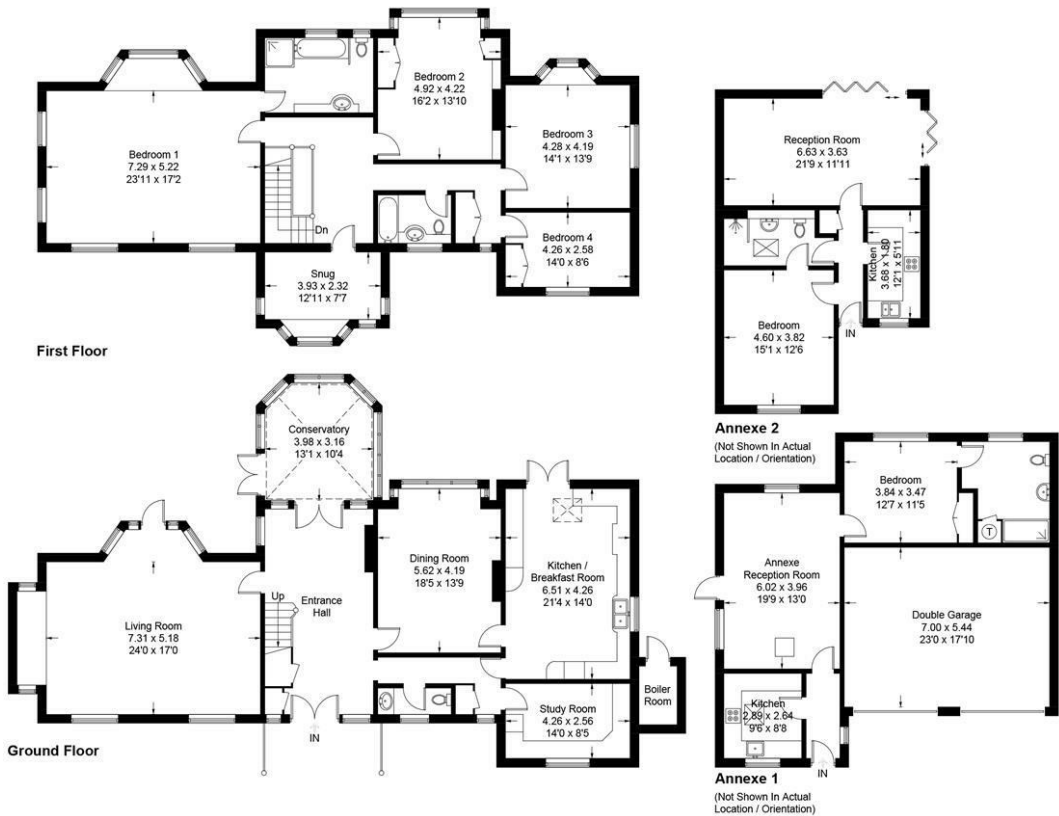
Shower Room





Little Manor, 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)

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