



Tuffnells Way

Harpenden, AL5 3HW

Superb five bedroom family home of circa 2200 sq ft, in excellent condition with a huge amount of living and entertaining space. On a corner plot with a westerly aspect garden and the additional benefit of a garage and large driveway. Located in a quiet residential area close to open countryside, ideally located for schools.

Guide price £1,200,000

Tuffnells Way

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- Superb family home of circa 2200 sq ft
- Corner Plot with large driveway
- Ideally located for schooling
- Five bedrooms
- Garage
- Close to open countryside
- Four Reception Rooms
- Lovely westerly aspect garden

Entrance Hall

Dining Room

21'8" x 11'10" (6.61m x 3.61m)

Living Room

21'8" x 10'11" (6.61m x 3.35m)

Kitchen / Breakfast Room

17'2" x 16'6" (5.24m x 5.05m)

Utility Room

13'11" x 7'1" (4.25m x 2.17m)

Play Room

16'0" x 8'2" (4.89m x 2.50m)

Bedroom One

17'6" x 11'3" (5.35m x 3.45m)

En-Suite Bath and Shower

Bedroom Two

13'4" x 10'10" (4.07m x 3.31m)

Bedroom Three

11'6" x 8'2" (3.51m x 2.51m)

Bedroom Four

10'2" x 8'5" (3.11m x 2.57m)

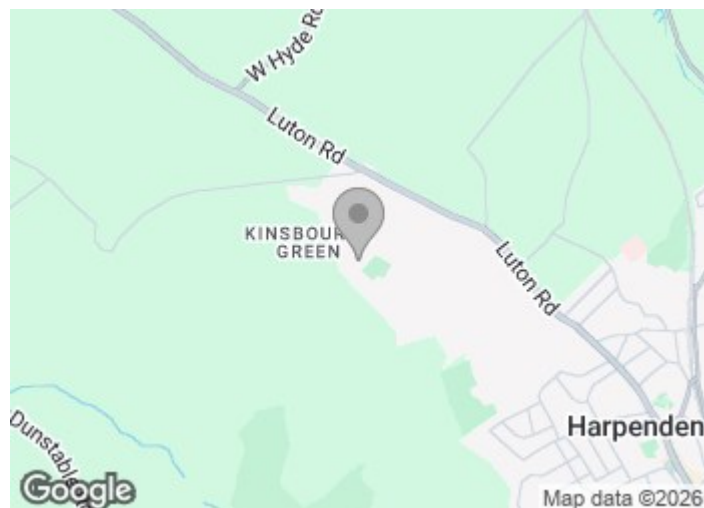
Bedroom Five

12'4" x 6'11" (3.76m x 2.13m)

Bathroom

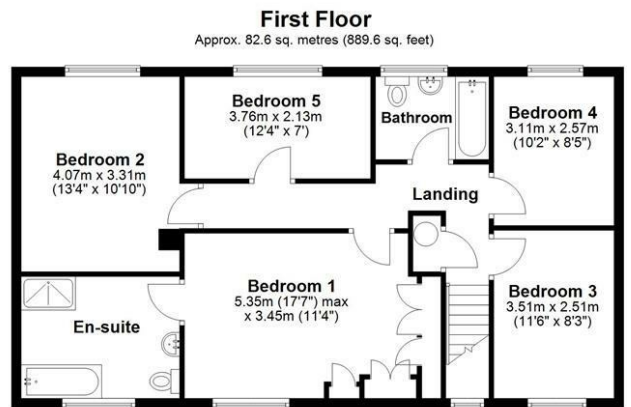
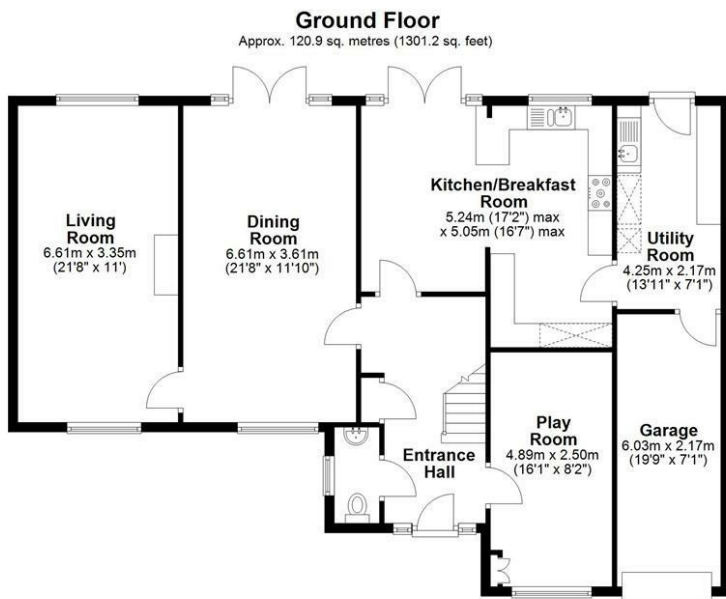
Garage

19'9" x 7'1" (6.03m x 2.17m)





Floor Plan



Total area: approx. 203.5 sq. metres (2190.8 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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