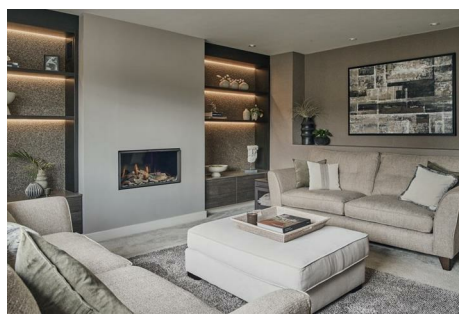




Barlings Road

Harpenden, AL5 2AN

Beautifully designed, this exceptional detached four-bedroom home offers over 3,000 sq ft of accommodation on a generous 0.26-acre southeast facing plot, set within a peaceful cul-de-sac in the popular West Common area. Light-filled and thoughtfully arranged, it features a striking double-height dining area, galleried landing with glass balustrade and a super open-plan kitchen/dining space leading to a sunken family room. A wellness room with sauna, luxurious Principal suite with dressing area and en-suite, and potential for an additional bedroom and bathroom if required. Landscaped garden complete with a home office, outdoor kitchen and seating area, all within easy reach of open countryside, Harpenden town centre and mainline station.

Guide price £2,250,000

Barlings Road

Harpenden, AL5 2AN



- Detached four-bedroom home
- In excess of 3,000 sq ft
- Beautiful architectural design
- 0.26 acre southeast facing plot
- Light-filled interiors
- Landscaped gardens with Home Office
- Garage and private driveway
- Short distance to Town centre & Station
- Council Tax Band G

Entrance Hall

Living Room
16'5" x 14'6" (5.02 x 4.43)

Utility Room
14'2" x 9'8" (4.32 x 2.95)

Kitchen/Dining/Family Room
37'5" x 15'8" (11.41 x 4.80)

Cloakroom

Play Room
16'6" x 10'2" (5.03 x 3.11)

Study
11'0" x 7'8" (3.36 x 2.36)

Wellness Room
14'7" x 8'5" (4.46 x 2.59)

Sauna

Landing

Bedroom One
14'0" x 12'5" (4.28 x 3.79)

Dressing Area

En-suite with shower

Bedroom Two
17'2" x 10'0" (5.24 x 3.06)

En-suite with shower

Bedroom Three
12'8" x 12'4" (3.88 x 3.78)

Bedroom Four
15'0" x 11'0" (4.58 x 3.36)

Bathroom

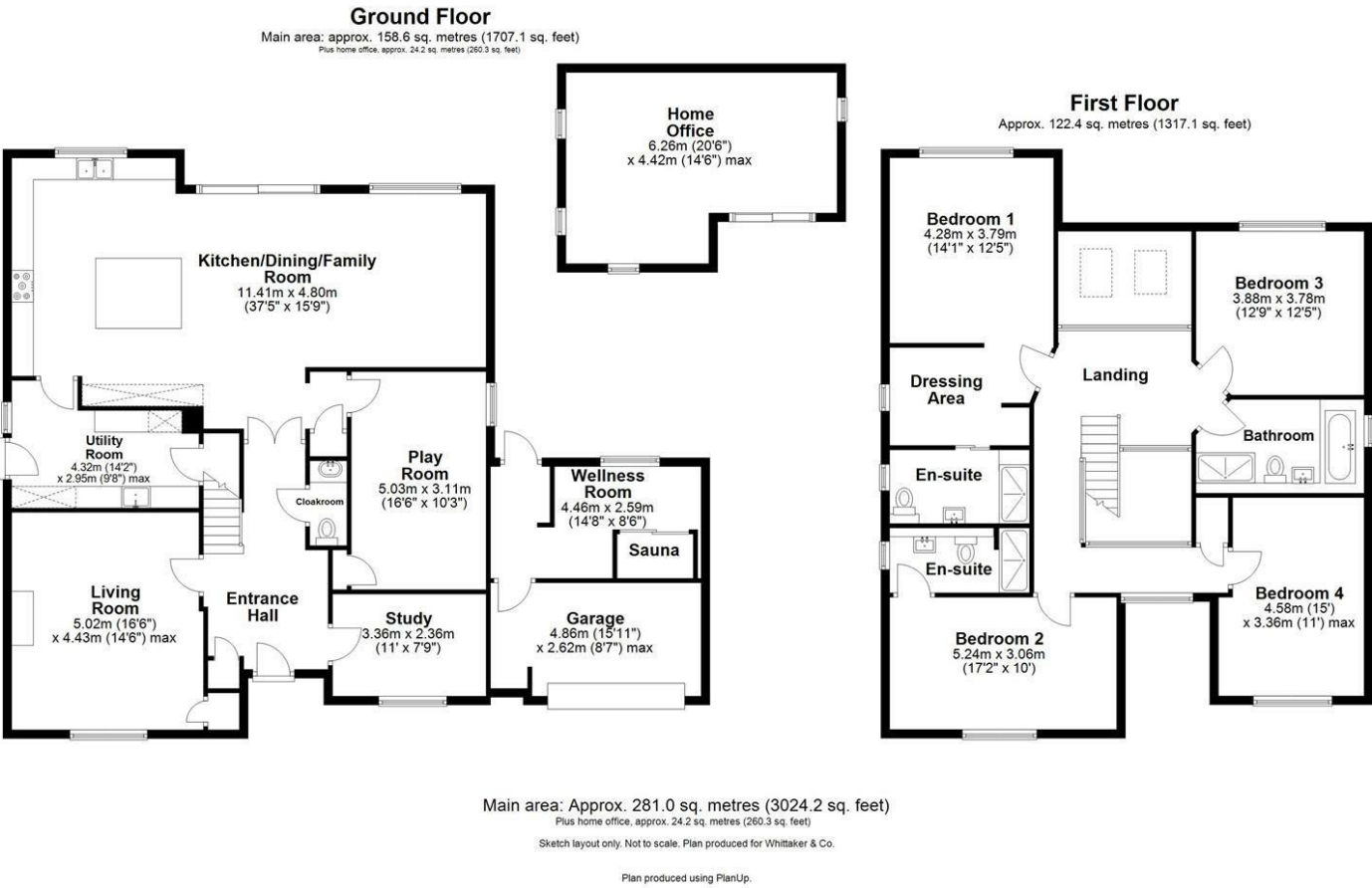
Garage
15'11" x 8'7" (4.86 x 2.62)

Home Office
21'8" x 14'6" (6.62 x 4.42)





Floor Plan



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.

