

## Wood End Road

Harpenden, AL5 3ED

Detached house sitting on a generous plot in need of considerable updating and modernisation and offering a tremendous amount of potential for a large extension or complete redevelopment (STPP). Located in one of Harpenden's prime residential areas, close to excellent junior and secondary schools.

**Guide price £1,250,000**

# Wood End Road

## Harpenden, AL5 3ED



- Detached family home
- Three reception rooms
- Potential for large extension or complete redevelopment (STPP)
- 100 ft south facing garden
- Four bedrooms
- Close to excellent schooling
- Prime residential area
- Circa 1703.8 sq ft
- Council Tax Band F

### Entrance Hall

### Kitchen

11'11" x 9'10" (3.64m x 3.00m )

### Pantry

### Dining Room

12'5" x 8'11" (3.79m x 2.73m)

### Living Room

17'10" x 11'10" (5.45m x 3.61m )

### Conservatory

14'11" x 14'4" (4.55m x 4.38m)

### Bedroom One

12'0" x 10'7" (3.66m x 3.24m)

### Bedroom Two

12'5" x 10'7" (3.79m x 3.24m)

### Bedroom Three

11'0" x 10'7" (3.36m x 3.24m)

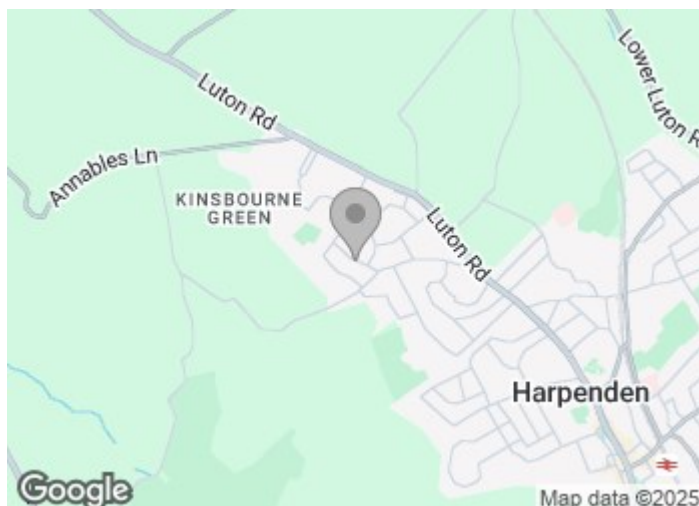
### Bedroom Four

10'4" x 6'11" (3.17m x 2.12m)

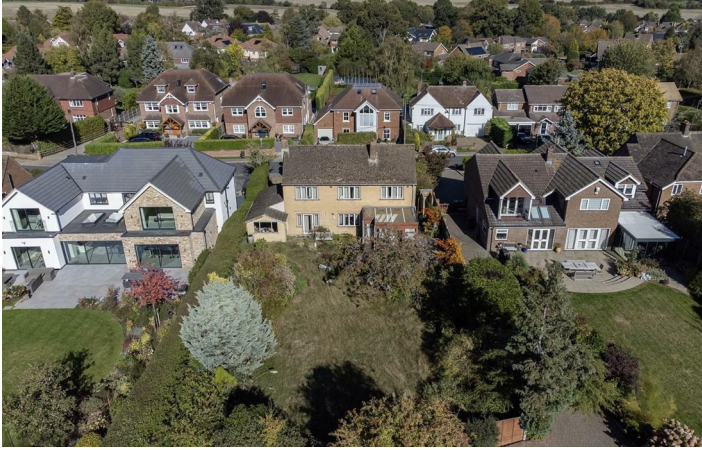
### Bathroom

### Garage

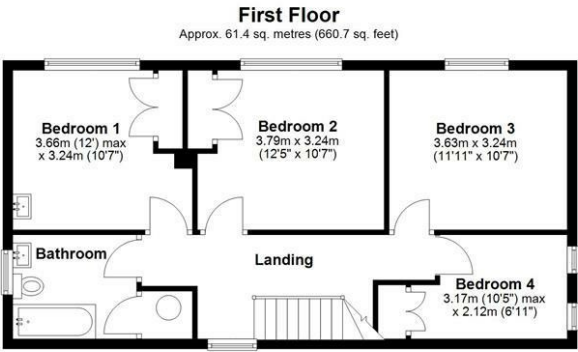
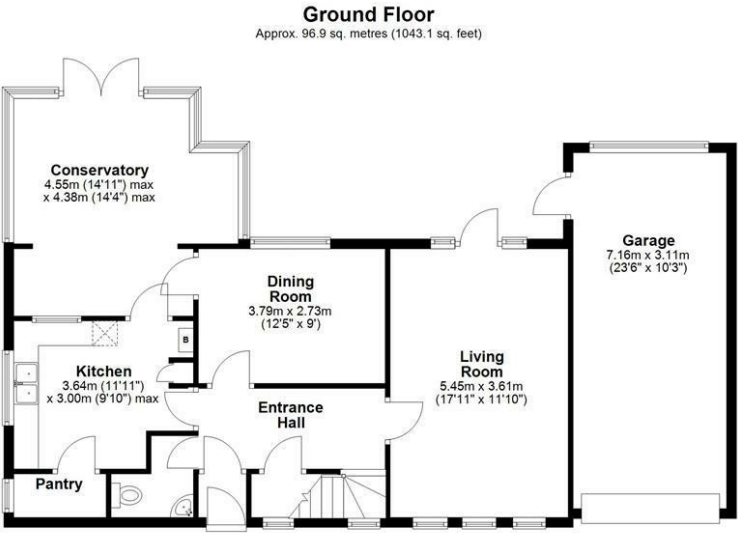
23'5" x 10'2" (7.16m x 3.11m)







Floor Plan



Total area: approx. 158.3 sq. metres (1703.8 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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