



## Hawsley Road

Harpenden, AL5 2BL

Set on a corner plot of 0.3 acre, this superb family home of circa 2,300 sq ft offers huge potential to extend (STPP). The private 80ft x 90ft garden has a westerly aspect. Hawsley Road is in the popular West Common area, within easy reach of the town centre and station. \*CHAIN FREE\*

**Guide price £1,600,000**

# Hawsley Road

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- Corner plot circa 0.3 acre
- Double Garage & driveway
- Short drive to town centre & station
- Circa 2,300 sq ft
- Potential to extend (STPP)
- Chain Free
- Garden 80ft x 90ft, westerly aspect
- Peaceful West Common location

## Entrance Hall

## Living Room

19'11" x 13'9" (6.09 x 4.21)

## Kitchen / Dining / Room

30'6" x 15'10" (max) (9.30 x 4.84 (max))

## Conservatory

14'9" x 11'3" (4.50 x 3.44)

## Study

8'9" x 8'7" (2.67 x 2.64)

## Cloakroom

## Utility Room

15'1" (max) x 8'11" (4.60 (max) x 2.72)

## Cloakroom

## Bedroom One

23'2" (max) x 13'9" (7.07 (max) x 4.21)

## En-suite Bathroom

## Bedroom Two

13'10" x 11'0" (4.22 x 3.36)

## Bedroom Three

11'2" x 9'4" (3.42 x 2.86)

## Bedroom Four

10'10" x 10'1" (3.32 x 3.08)

## Family Bathroom

## Double Garage

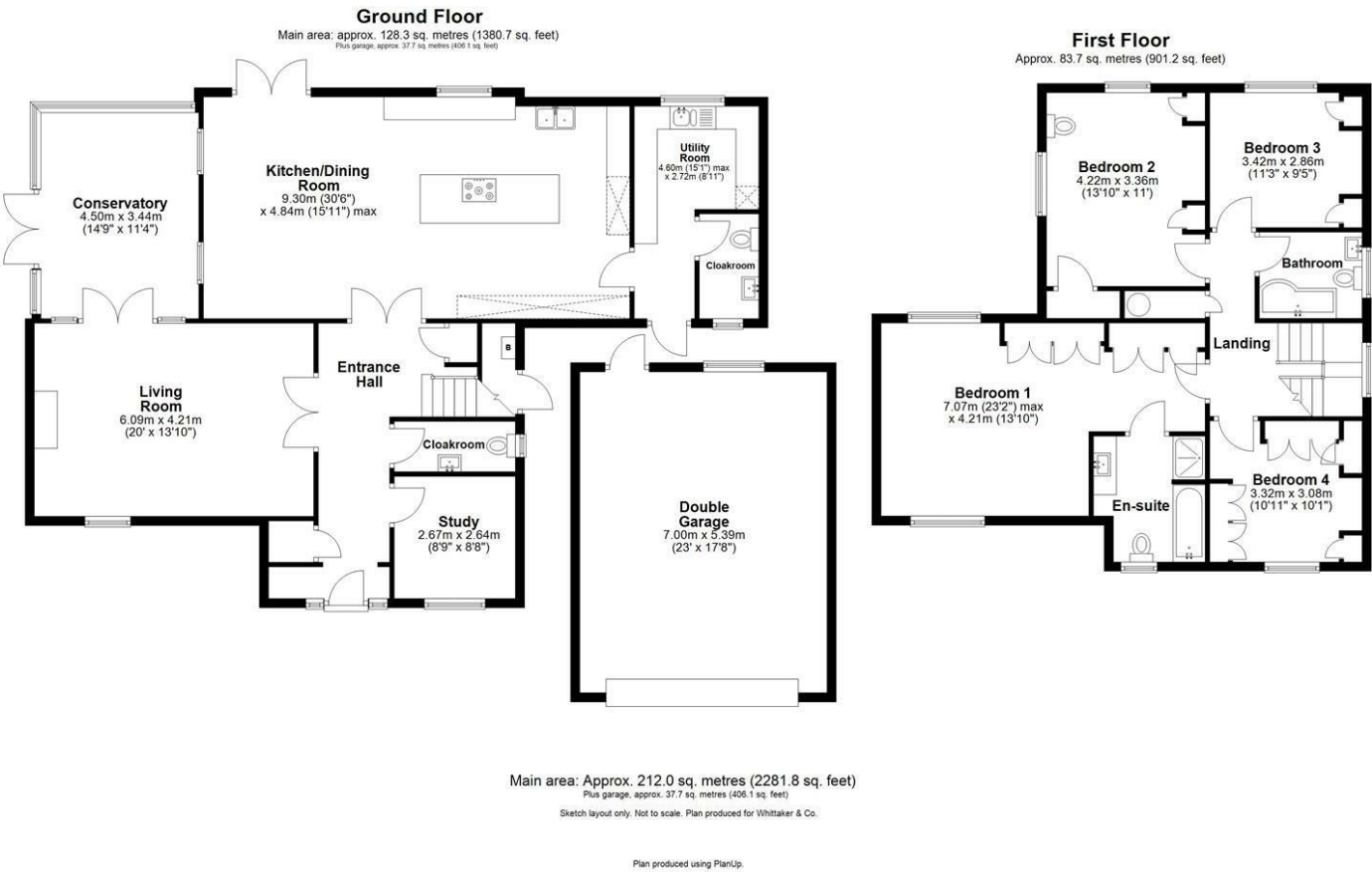
22'11" x 17'8" (7.00 x 5.39)







Floor Plan



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