











# Barnfield Road

# Harpenden, AL<sub>5</sub> 5TH

A beautifully presented period semi-detached family home that benefits from a South West facing garden. This fine home has been recently renovated and redecorated to high standard throughout by our clients and features a standout master suite on the top floor with stunning views. Close to both the amenities of Southdown and excellent schooling.

# Barnfield Road Harpenden, AL5 5TH







- · Immaculately presented
- Character features throughout
- · Close to amenities of Southdown
- Recently redecorated by our clients including a fabulous master suite loft conversion
- Walking distance to the common and South West facing Garden station
- Well located for schooling
- Open plan Kitchen / Diner / Family Room
- · Council Tax Band F

#### **Entrance Hall**

## Living Room

13'3" x 12'5" (max) (4.04 x 3.80 (max))

## Kitchen / Diner

17'3" x 16'1" (5.28 x 4.92)

#### **Family Room**

12'1" x 11'2" (3.69 x 3.41)

Cloakroom

#### Bedroom One

18'5" x 11'1" (5.61m x 3.38m)

**En-suite** 

Store

#### Bedroom Two

12'3" x 11'2" (3.73m x 3.40m)

#### Bedroom Three

11'5" x 11'2" (3.48m x 3.40m)

#### **Bedroom Four**

7'7" x 7'7" (2.32 x 2.32)

Bathroom



















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## **Ground Floor** Kitchen/Diner 5.58m (18'3") max x 5.28m (17'4") **First Floor** Second Floor Approx. 42.3 sq. metres (455.6 sq. feet) Approx. 28.8 sq. metres (309.9 sq. feet) En-suite **Family Bathroom** Bedroom 2 Room 3.69m x 3.41m (12'1" x 11'2") 3.73m x 3.41m (12'3" x 11'2") Store Bedroom 1 5.62m x 3.39m (18'5" x 11'1") Landing Landing • Living Room Bedroom 3 3.48m x 3.41m (11'5" x 11'2") 4.04m (13'3") x 3.90m (12'10") max Bedroom 4 Eaves **Entrance** 2.32m x 2.32m (7'7" x 7'7") Hall

Total area: approx. 129.2 sq. metres (1390.5 sq. feet)

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

Plan produced using PlanUp.

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