



## Wordsworth Road

Harpenden, AL5 4AF

Beautifully presented home arranged over three floors, circa 1090 sq ft, stylishly decorated to a high standard and retaining many period features. Spacious living accommodation and lovely garden over 75ft with home office and workshop. Prime, central location for excellent schooling, Harpenden station and town centre.

**Guide price £1,300,000**

# Wordsworth Road

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- Stylish home arranged over three floors
- Spacious living accommodation
- Prime central location for excellent schooling
- Retaining many period features
- Home office and workshop
- Moments to Harpenden station and town centre
- Circa 1090 sq ft
- Lovely 75 ft private garden
- Council Tax Band G

## Entrance Hall

## Sitting Room

19'7" x 13'9" (5.97m x 4.21m)

## Family Room

20'6" x 15'1" (6.25m x 4.6)

## WC

## Kitchen/Diner

24'10" x 15'1" (7.57m x 4.60m)

## Study

21'3" x 5'9" (6.48m x 1.76m)

## Bedroom One

13'0" x 12'0" (3.98m x 3.67m)

## Bedroom Two

14'0" x 11'3" (4.27m x 3.45m)

## Bedroom Three

11'3" x 9'7" (3.43m x 2.94m)

## Bedroom Four

8'3" x 7'3" (2.52m x 2.22m)

## Bath and Shower Room

## Loft Room (accessed by ladder)

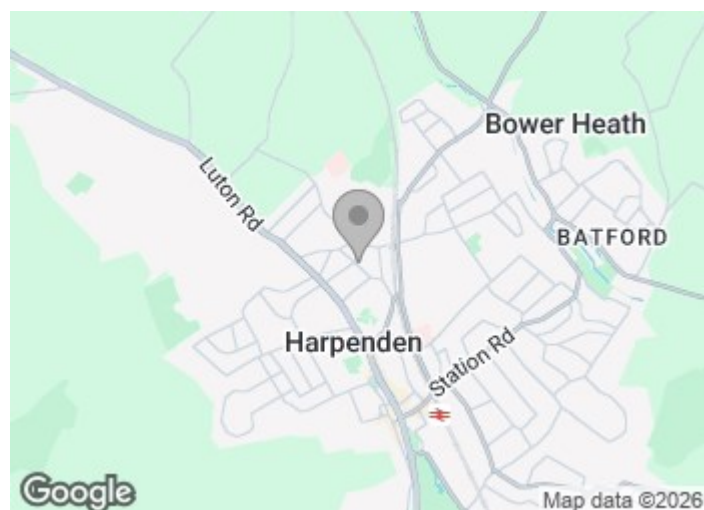
16'3" x 14'8" (4.96m x 4.48m)

## Home Office

12'4" x 8'6" (3.77m x 2.60m)

## Workshop

12'4" x 11'0" (3.77m x 3.36m)





# Floor Plan



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