



## Stewart Road Harpden, AL5 4QE

Fabulous detached family home in a prime central location, offering great scope for refurbishment and/or extension (SSTP). Stunning rear garden, measuring in excess of 100ft, backing on to St George's school and moments from the station and high street on foot. **\*\*CHAIN FREE\*\***

**£1,800,000**

# Stewart Road

## Harpenden, AL5 4QE



- Prime central location
- Five bedroom
- Garage and ample off-street parking
- Over 2,300 sq ft
- Scope for redevelopment (SSTP)
- Solar panels
- Close to station, schools and high street
- Rear garden in excess of 100ft
- Council tax band G

### Entrance Hall

### Living Room

22'11" x 11'6" (6.99 x 3.52)

### Family Room

20'10" x 14'5" (6.37 x 4.41)

### Kitchen/Dining Room

20'9" x 14'9" (6.34 x 4.50)

### Utility Room

8'0" x 6'3" (2.46 x 1.92)

### Cloakroom

### Workshop

12'2" x 9'1" (3.72 x 2.77)

### Garage

16'3" x 9'1" (4.96 x 2.77)

### Bedroom One

14'9" x 11'5" (4.51 x 3.48)

### Dressing Room

10'0" x 6'0" (3.05 x 1.83)

### En-suite

### Bedroom Two

11'7" x 10'10" (3.54 x 3.32)

### Bedroom Three

11'7" x 9'2" (3.54 x 2.81)

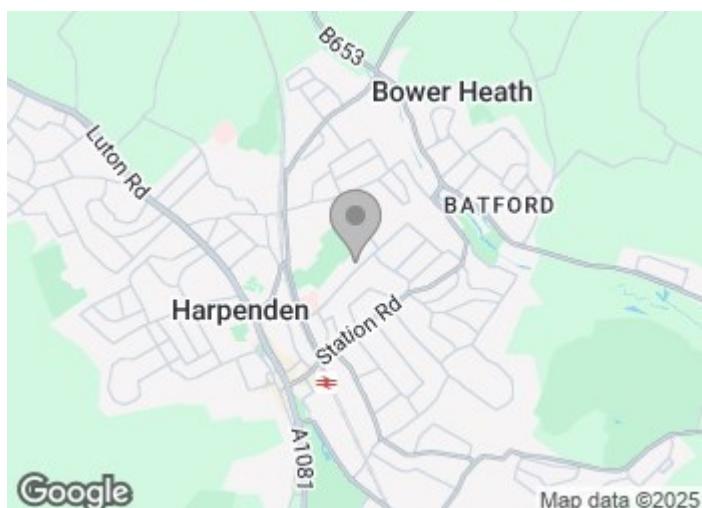
### Bedroom Four

16'9" x 9'0" (5.12 x 2.76)

### Bedroom Five

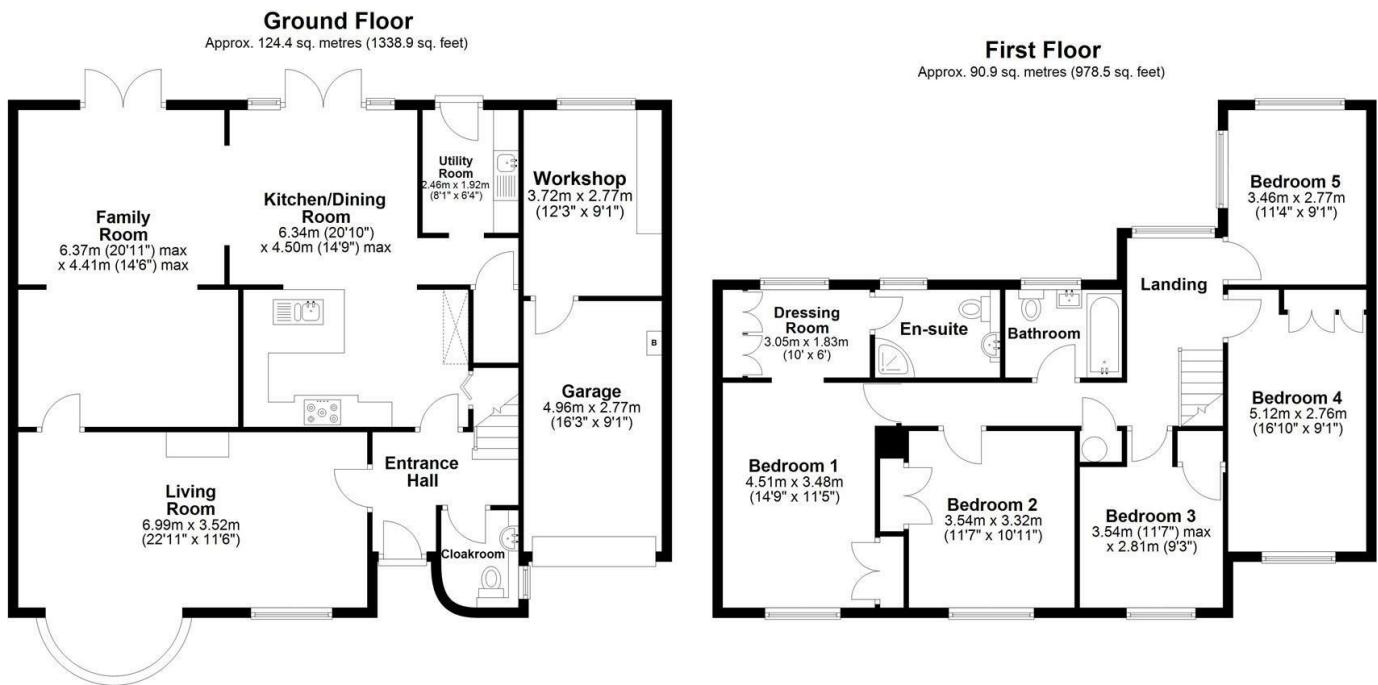
11'4" x 9'1" (3.46 x 2.77)

### Family Bathroom





# Floor Plan



Plan produced using PlanUp.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	78
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	