



## Hillbark, Redbourn Lane Harpden, AL5 2NA

A beautifully presented, five-bedroom, detached home of circa 2,600 sq ft on the edge of West Common. Benefiting from four reception rooms, home gymnasium, double garage and a private, south facing rear garden in excess of 95 ft. Moments from both Harpenden Golf Club and the Rothamsted Estate and within easy reach of the town centre & station.

**Guide price £1,900,000**

# Hillbark, Redbourn Lane

Harpden, AL5 2NA



- Detached House
- Five bedrooms
- Circa 2,600 sq ft
- Home gymnasium & double garage
- South facing private rear garden in excess of 95 ft
- Four reception rooms
- Close to Rothamsted Estate
- Within easy reach of the Town centre & station
- Council Tax Band G

Porch

Gym

Bedroom Four

Entrance Hall

16'7" x 9'1" (5.06 x 2.78)

9'0" 9'11" (2.75 3.04)

Cloakroom

Garage

Bedroom Five

Study

17'11" x 8'1" (5.48 x 2.47)

10'0" x 8'11" (3.06 x 2.74)

8'7" x 9'4" (2.63 x 2.86)

Landing

Bathroom

Living Room

Bedroom One

20'10" x 12'9" (6.36 x 3.90)

22'9" x 12'2" (6.94 x 3.72)

En-suite with bath

Kitchen/Dining Room

Bedroom Two

15'5" x 24'0" (4.70 x 7.33)

14'6" x 13'5" (4.42 x 4.10)

En-suite with shower

Family Room

Bedroom Three

13'0" x 14'0" (3.97 x 4.29)

13'1" x 10'10" (3.99 x 3.31)

Utility Room

9'0" x 7'0" (2.76 x 2.15)

Lobby



Directions



# Floor Plan



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	74	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	