



## Willoughby Road

Harpenden, AL5 4PD

Arranged over three floors this lovely, characterful property of circa 1150 sq ft, benefits from spacious accommodation with further potential to extend (STPP). Fabulous 160ft mature garden with two sheds. Ideally located for excellent schooling, within walking distance of the town centre and station and close to open countryside.

**Guide price £750,000**



# Willoughby Road

Harpenden, AL5 4PD



- Arranged over three floors
- Potential to extend (STPP)
- Ideally located for excellent schooling
- Circa 1150 sq ft
- Fabulous 160ft private garden
- Close to open countryside.
- Character features
- Walking distance of the town centre and station
- Council Tax Band E

## Hall

## Kitchen/Breakfast Room

11'2" x 11'0" (3.41m x 3.36m)

## Dining Room

10'11" x 10'9" (3.35m x 3.30m)

## Cloakroom

## Sitting Room

13'6" x 11'7" (4.14m x 3.54m)

## Bedroom

14'4" x 10'10" (4.38m x 3.31m)

## En-suite Shower

## Bedroom

## Bath and Shower Room

## Bedroom

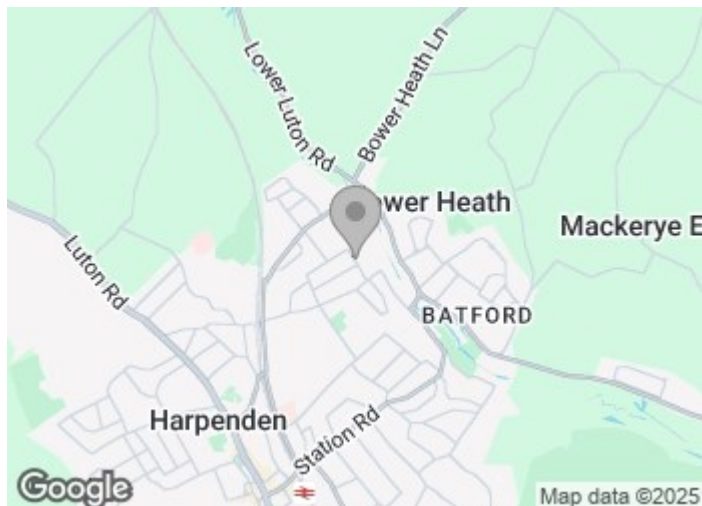
13'8" x 13'0" (4.18m x 3.98m)

## Shed

14'0" x 9'10" (4.28m x 3m)

## Shed

11'1" x 7'4" (3.38m x 2.26m)







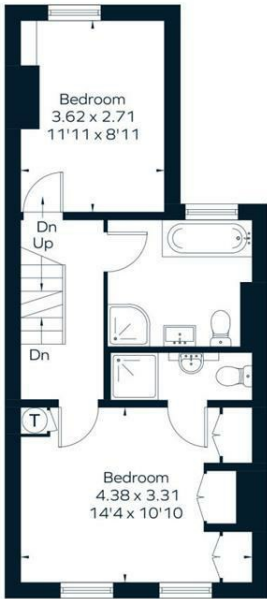


Floor Plan

Approximate Area = 105.9 sq m / 1140 sq ft  
(Excluding Sheds)  
Including Limited Use Area (6.5 sq m / 70 sq ft)



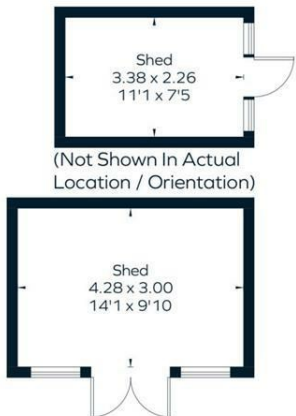
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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