



Prospect Lane

Harpenden, AL5 2PL

Well presented, five bedroom, detached home of circa 3,074 sq ft arranged over three floors. Located in a peaceful and sought-after cul-de-sac in the heart of West Common the property benefits from a detached two storey garage, private south facing garden and four reception rooms. Easy access to Harpenden town centre and station.

Guide price £2,300,000

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- Detached five bedroom house
- West Common area
- Private south facing garden
- Sought-after peaceful cul-de-sac
- Miele kitchen appliances included
- Easy access to town centre & station.
- Circa 3,074 sq ft
- Detached two storey garage
- Council Tax Band H

Entrance

Kitchen/Breakfast Room

18'7" x 12'7" (5.67 x 3.86)

Family Room

18'6" x 17'3" (5.66 x 5.26)

Utility Room

Dining Room

14'2" x 10'7" (4.32 x 3.24)

Study

11'2" x 8'0" (3.41 x 2.45)

Sitting Room

19'10" x 14'6" (6.06 x 4.44)

Landing

Bedroom One

23'1" x 14'7" (7.04 x 4.45)

En-suite with bath and shower

Bedroom Two

17'10" x 17'3" (5.44 x 5.28)

En-suite with shower

Bedroom Three

12'7" x 10'10" (3.86 x 3.32)

Bedroom Four

10'8" x 10'2" (3.27 x 3.12)

Bathroom

Landing

Bedroom Five

16'7" x 12'9" (5.07 x 3.90)

Shower Room

Garage

6.19 x 5.31

Garage first floor

19'5" x 11'5" (5.94 x 3.50)





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Approximate Gross Internal Area = 285.6 sq m / 3074 sq ft
 Garage = 53.7 sq m / 578 sq ft
 Total = 339.3 sq m / 3652 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1297811)

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