



## Bowers Way

Harpenden, AL5 4EP

Handsome, five bedroom detached home of circa 2,360 sq ft set on a 0.26 acre plot in a sought-after, prime central location. Principal bedroom with en-suite and dressing room and plenty of downstairs living space with potential for further extension and renovation (STPP). Fabulous private rear garden in excess of 120ft, driveway and garage. Ideally located for excellent schooling and moments away from the town centre and station.

**Guide price £2,000,000**

# Bowers Way

Harpenden, AL5 4EP



- Five bedroom detached home
- Circa 2,360 sq ft
- Moments away from town centre & station
- 0.26 acre plot
- Driveway & garage
- Fabulous rear garden in excess of 120ft
- Prime central location
- Ideally located for excellent schooling
- Council tax band G

## Entrance Hall

## Living Room

16'11" x 12'11" (5.17 x 3.94)

## Garden Room

10'6" x 8'1" (3.22 x 2.48)

## Study

10'8" x 8'1" (3.26 x 2.48)

## Kitchen/Breakfast Room

24'3" x 12'11" (7.40 x 3.95)

## Pantry

## Cloakroom

## Utility Room

9'10" x 6'1" (3.01 x 1.86)

## Garage

4.65 x 2.97

## Landing

## Bedroom One

14'1" x 12'11" (4.30 x 3.95)

## Dressing Room

14'7" x 5'7" (4.45 x 1.72)

## En-suite with shower

## Bedroom Two

21'2" x 8'1" (6.46 x 2.48)

## Bedroom Three

12'11" x 8'11" (3.95 x 2.74)

## Walk-in Wardrobe

7'1" x 4'7" (2.18 x 1.40)

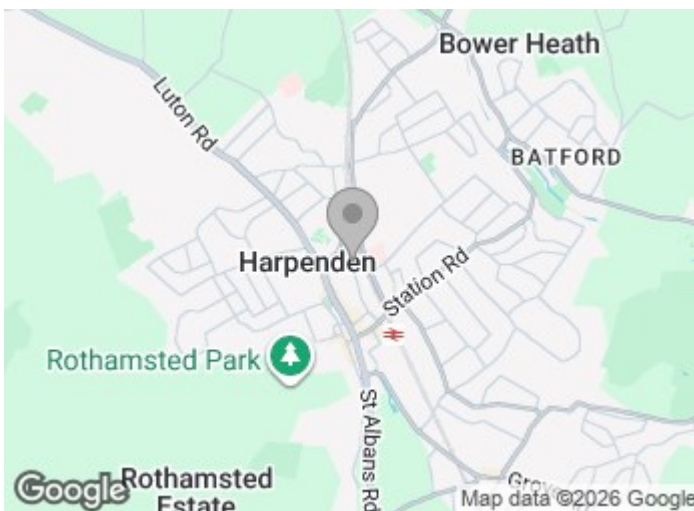
## Bedroom Four

12'11" x 8'0" (3.94 x 2.45)

## Bedroom Five

9'6" x 8'7" (2.92 x 2.62)

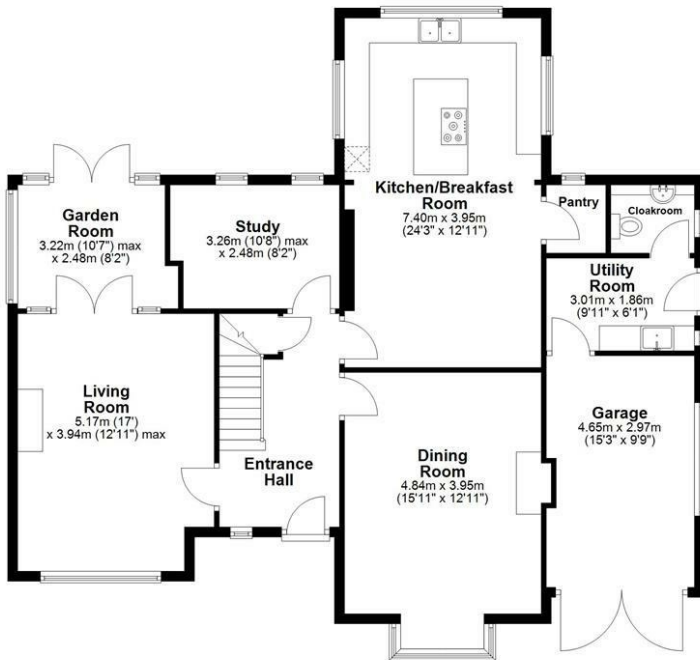
## Bathroom



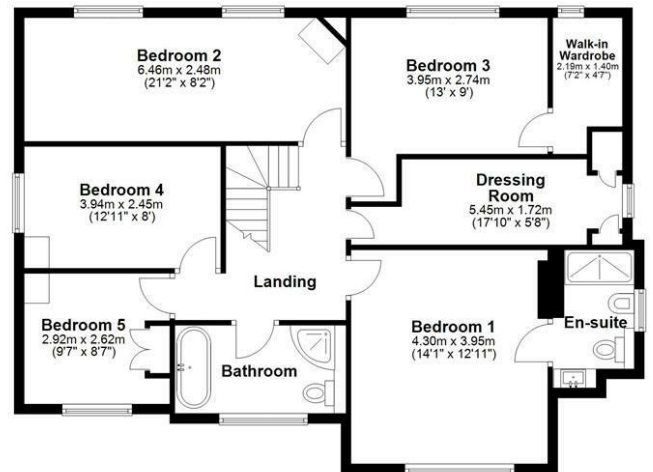


# Floor Plan

**Ground Floor**  
Approx. 121.0 sq. metres (1302.6 sq. feet)



**First Floor**  
Approx. 98.2 sq. metres (1057.4 sq. feet)



Total area: approx. 219.3 sq. metres (2360.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

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 firm's 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		