



Wheathampstead Road

Harpenden, AL5 1ND

Fantastic opportunity to acquire this detached, four bedroom family home of circa 1,500 sq ft, with potential to modernise and extend (STPP). Superb south-facing garden in excess of 70ft, private driveway and garage. Well placed for excellent schooling and close to both the amenities of Southdown and beautiful open countryside. Within easy reach of Harpenden town centre and station.

Guide price £1,200,000

Wheathampstead Road

Harpenden, AL5 1ND



- Potential to modernise & extend (STPP)
- South-facing garden in excess of 70ft
- Well placed for excellent schooling
- Circa 1,500 sq ft
- Driveway & garage
- Within easy reach of Harpenden town centre & station
- Detached four bedroom home
- Close to the amenities of Southdown
- Council Tax Band G

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

17'7" x 8'10" (5.36 x 2.71)

Living Room

21'3" x 15'1" (6.50 x 4.60)

Dining Room

13'0" x 10'2" (3.98 x 3.10)

Car Port

Garage

16'1" x 8'5" (4.92 x 2.59)

Landing

Bedroom One

15'1" x 10'4" (4.60 x 3.17)

Bedroom Two

13'1" x 10'4" (4 x 3.16)

Bedroom Three

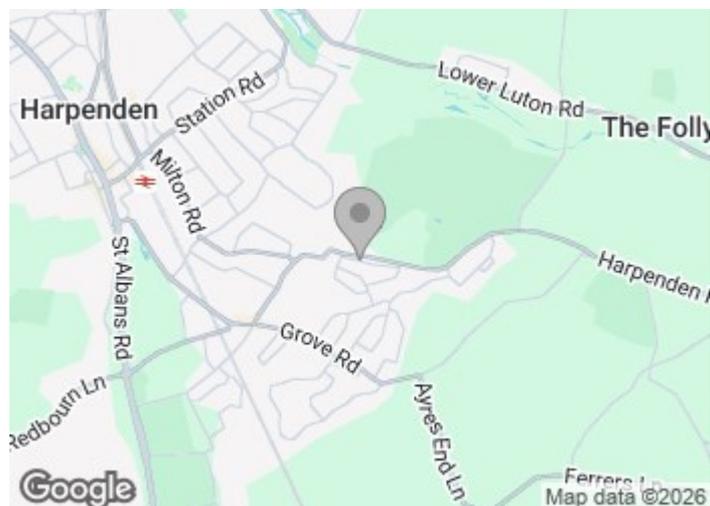
12'2" x 8'5" (3.72 x 2.58)

Bedroom Four

8'10" x 7'10" (2.70 x 2.40)

WC

Bathroom

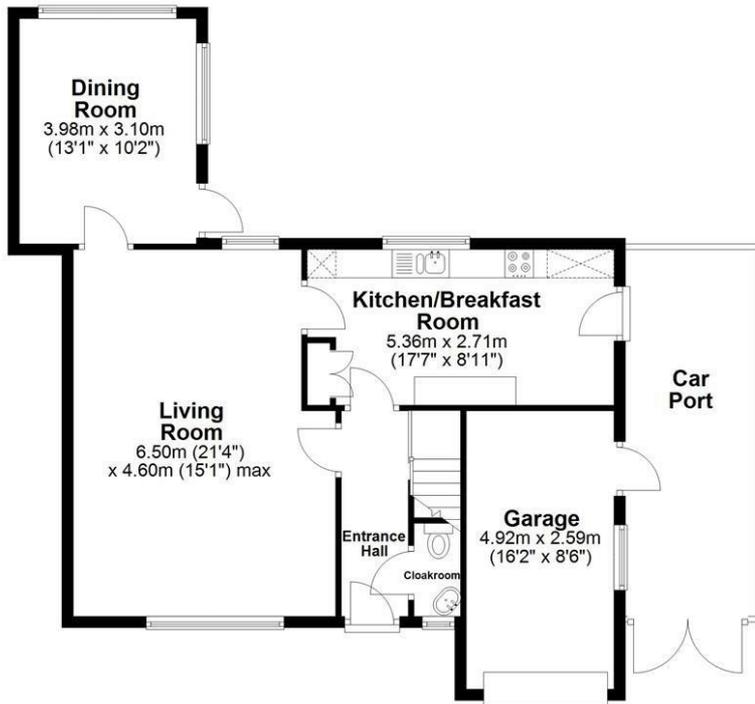




Floor Plan

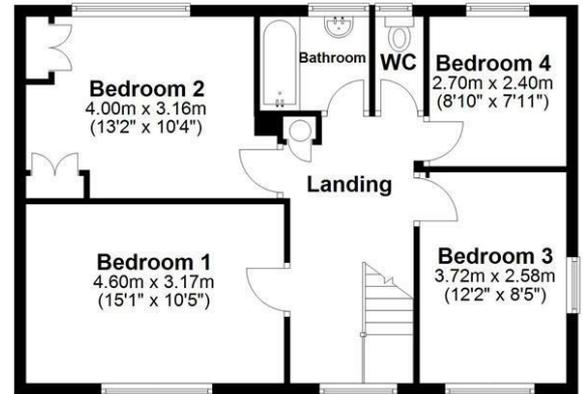
Ground Floor

Approx. 77.1 sq. metres (830.1 sq. feet)
(excluding Car Port)



First Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



Total area: approx. 138.7 sq. metres (1493.3 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.

