



## The Close

Harpenden, AL5 3NB

Stunning family home of circa 1,900 sq ft with well proportioned rooms, arranged over three floors. The open plan Kitchen / Dining / Family Room opens onto the low maintenance private garden. Close to Kinsbourne Common, well placed for schooling and within easy reach of the town centre.

**Guide price £1,095,000**

# The Close

Harpenden, AL5 3NB



- A flawlessly presented four bedroom, semi-detached family home
- Beautifully renovated and extended by our clients
- Four double bedrooms each with fitted wardrobes and three bathrooms (two en-suites)
- Generous rear garden in excess of 50ft and with a Southerly aspect
- Close to local outstanding Primary and Secondary schools
- Council tax band G

## Entrance Hall

## Living Room

17'0" x 14'11" (5.20 x 4.56)

## Kitchen / Dining / Family Room

21'11" (max) x 18'8" (6.70 (max) x 5.70)

## Utility Room

10'2" x 4'11" (3.12 x 1.50)

## Cloakroom

## Bedroom One

12'5" x 11'6" (3.80 x 3.52)

## En-suite Shower Room

## Bedroom Two

15'1" x 10'0" (4.60 x 3.07)

## Bedroom Three

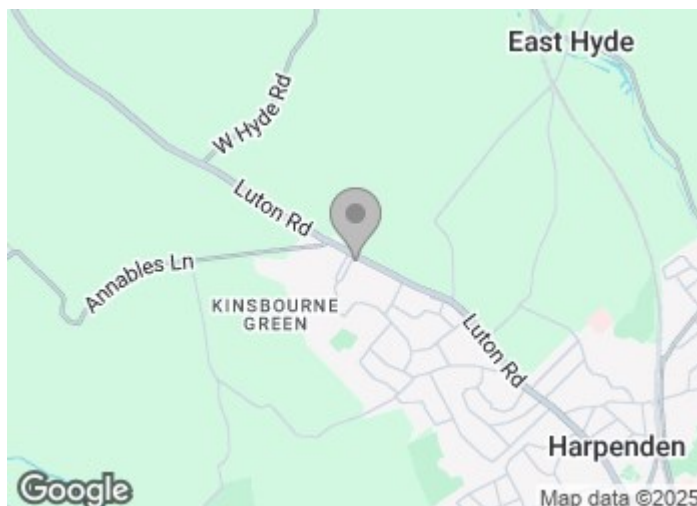
13'3" x 8'3" (4.06 x 2.54)

## Family Bathroom

## Bedroom Four

15'7" (max) x 11'10" (4.76 (max) x 3.61)

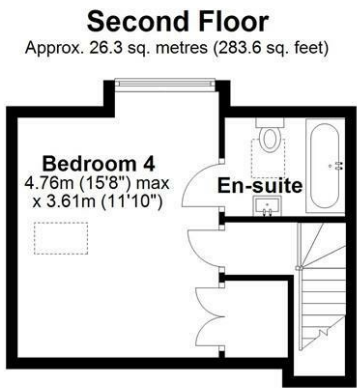
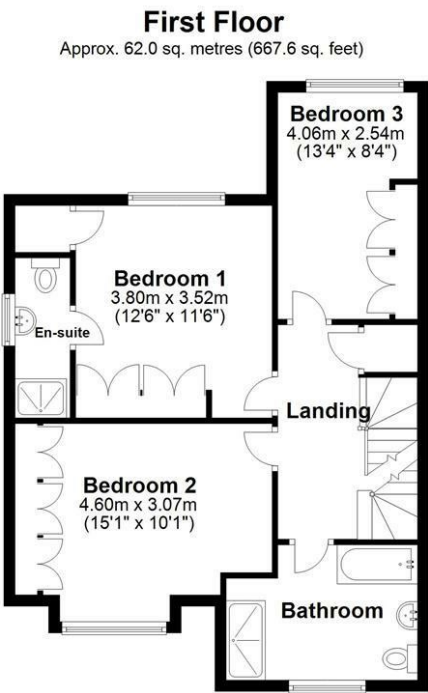
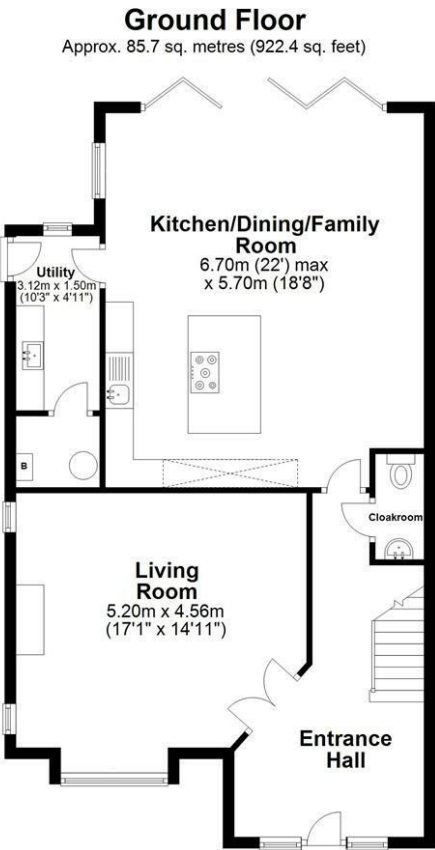
## En-suite Bathroom







Floor Plan



Total area: approx. 174.1 sq. metres (1873.6 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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