



Manland Avenue

Harpenden, AL5 4RG

A rare opportunity to acquire this four bedroom home of circa 1,470 sq ft in a sought-after prime central location, offering excellent scope for redevelopment (STPP). Benefiting from a 70 ft private rear garden, garage, and driveway. Within walking distance of Harpenden town centre and station, and ideally placed for outstanding schooling.

Guide price £1,500,000

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- Detached four bedroom house
- Excellent scope for redevelopment (STPP)
- Ideally located for outstanding schooling
- Prime central location
- 70 ft Private rear garden
- Walking distance to town centre & station
- Circa 1,470 sq ft
- Driveway & garage
- Council Tax Band G

Entrance Hall

Living room

18'11" x 13'0" (5.79 x 3.97)

Dining Room

12'5" x 11'10" (3.80 x 3.63)

Kitchen

14'6" x 9'11" (4.42 x 3.03)

Landing

Bedroom One

13'1" x 12'6" (4 x 3.83)

Bedroom Two

12'5" x 12'0" (3.80 x 3.67)

Bedroom Three

12'1" x 9'11" (3.69 x 3.03)

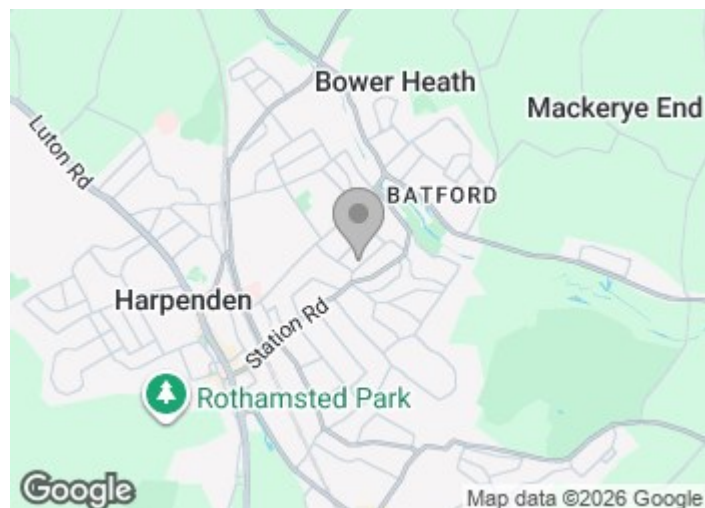
Bedroom Four

10'4" x 6'2" (3.17 x 1.89)

Bathroom

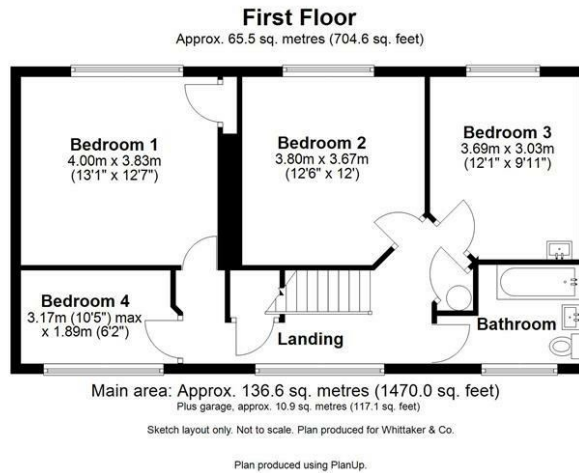
Garage

15'8" x 7'5" (4.80 x 2.27)





Floor Plan



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