



## Meadway

Harpenden, AL5 1JH

A beautifully presented five bedroom detached family home, approaching 3,000 sq ft arranged over two floors and occupying a fabulous plot. Affording ample parking parking to the front and a generous 100ft landscaped garden to the rear. Close to excellent schools and a short distance to Harpenden town centre and station.

**Guide price £1,750,000**

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- Stunning quality throughout
- Fabulous 100ft garden
- Circa. 3,000 sq ft
- Five bedrooms and three bathrooms
- Four reception rooms
- Gated driveway and double garage
- Close to open countryside
- Well placed for excellent schooling
- Council Tax Band G

## Entrance Hall

## Living Room

17'11" x 11'7" (5.47 x 3.55)

## Dining Room

15'1" x 11'7" (4.62m x 3.55m)

## Study

13'9" x 8'2" (4.2 x 2.50)

## Kitchen/Breakfast Room

24'3" x 20'4" (7.41 x 6.20)

## Utility Room

15'8" x 11'1" (4.79 x 3.38)

## Family Room

20'4" x 9'11" (6.20 x 3.04)

## Cloakroom

## Garage

19'9" x 16'3" (6.03 x 4.96)

## Bedroom One

15'2" x 11'5" (4.63 x 3.48)

## Dressing Room

## En-suite Bathroom

## Bedroom Two

11'7" x 10'4" (3.55 x 3.16)

## En-suite Shower Room

## Bedroom Three

12'7" x 9'11" (3.84 x 3.04)

## Bedroom Four

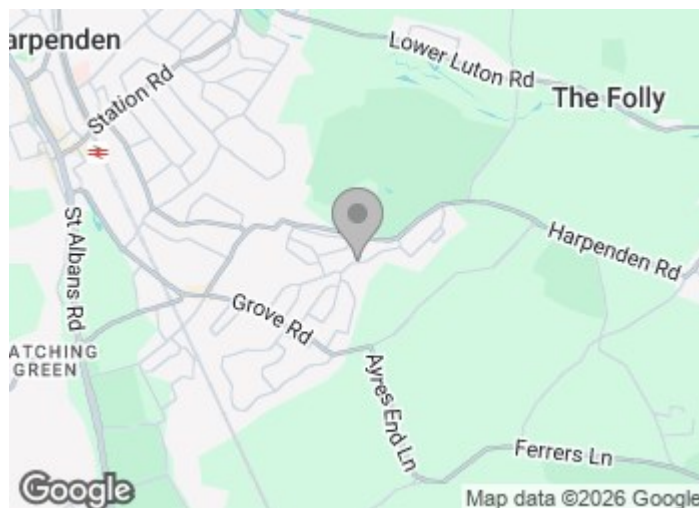
13'5" x 9'2" (4.11 x 2.80)

## Bedroom Five

9'11" x 9'7" (3.04 x 2.93)

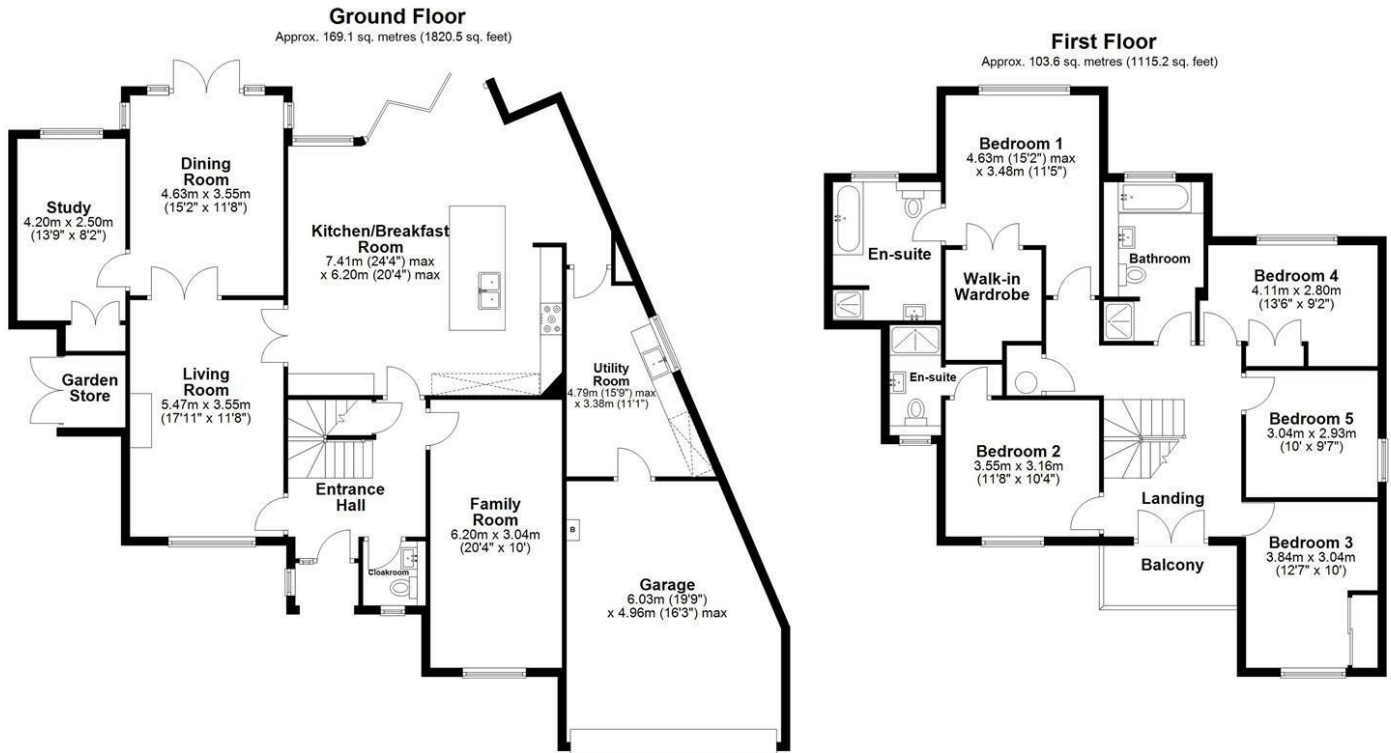
## Family Bathroom

## Balcony





# Floor Plan



Total area: approx. 272.7 sq. metres (2935.7 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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