



## Derwent Road Harpden, AL5 3NX

A super five bedroom family home of circa 2,300 sq ft - with an 80ft south west facing garden - backing on to open parkland. Derwent Road is a peaceful spot and well placed for schooling.

**Guide price £1,395,000**

# Derwent Road

## Harpenden, AL5 3NX



- Circa 2,600 sq ft
- Five Bedrooms
- Backing onto open parkland
- Open plan Kitchen / Dining / Family Room
- 8ft south west facing garden
- Well placed for schooling
- Three Reception Rooms
- Garage & driveway
- Underfloor heating in the Kitchen/Diner & Utility areas

### Entrance Hall

### Living Room

18'10" x 11'11" (5.75 x 3.64)

### Kitchen / Dining / Family Room

34'6" (max) x 21'6" (max) (10.52 (max) x 6.56 (max))

### Study

13'0" x 11'11" (max) (3.97 x 3.64 (max))

### TV Room

11'10" x 9'9" (3.61 x 2.98)

### Utility Room

9'5" x 4'11" (2.88 x 1.50)

### Cloakroom

### Bedroom One

14'9" x 9'11" (4.52 x 3.03)

### En-suite Bathroom

### Bedroom Two

11'10" x 11'1" (3.61 x 3.38)

### En-suite Bathroom

### Bedroom Three

11'10" x 9'11" (max) (3.63 x 3.04 (max))

### Bedroom Four

11'7" x 7'10" (3.55 x 2.41)

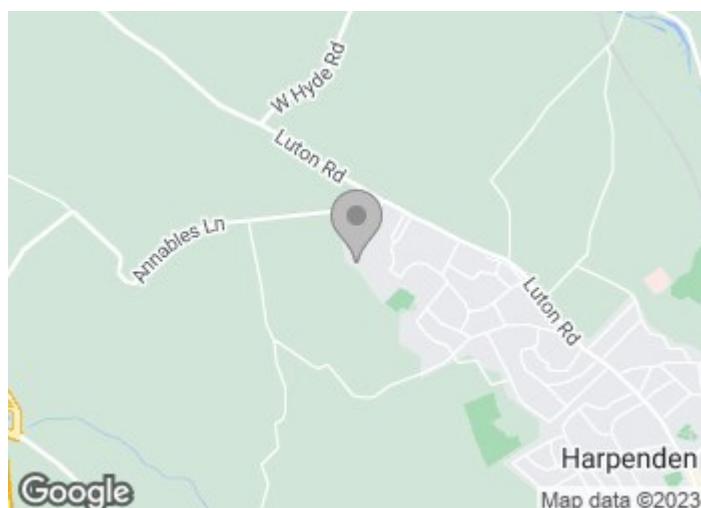
### Bedroom Five

10'0" x 8'11" (3.05 x 2.73)

### Family Bathroom

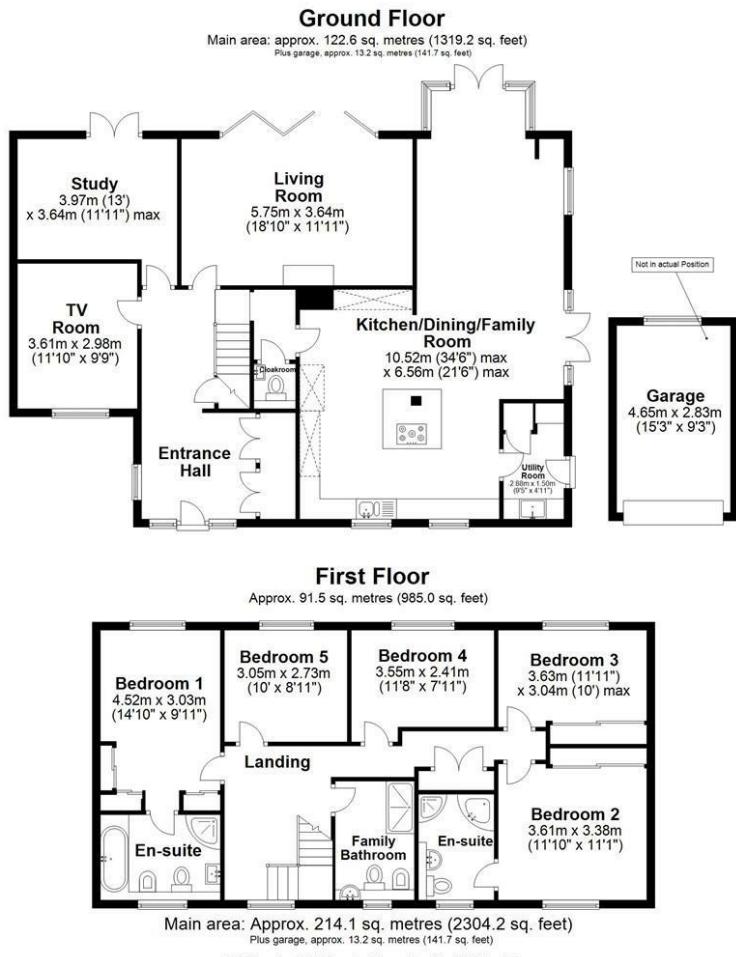
### Garage

15'3" x 9'3" (4.65 x 2.83)





## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			