



## The Deerings Harpden, AL5 2PE

Fabulous family home of over 3,500 sq ft with spacious family and entertaining rooms. All four bedrooms have walk-in wardrobes and en suites. A peaceful spot in the popular West Common area, within easy reach of Harpenden town centre and station.

**Guide price £1,850,000**

# The Deerings

Harpden, AL5 2PE



- Spacious family home of over 3,500 sq ft
- Double integral garage
- All four bedrooms have walk-in wardrobes & en-suites
- Peaceful location
- Large kitchen with pantry
- Easy reach of town centre and station

Entrance Hall

Cloakroom

Living/Dining Room

32'9" x 15'8" (10m x 4.80m)

Kitchen/Breakfast/Family Room

29'2" x 22'5" (8.91m x 6.84m)

Utility Room

9'3" x 7'2" (2.84m x 2.20m)

Pantry

7'2" x 7'0" (2.20m x 2.15m)

Garage

19'10" x 18'8" (6.05m x 5.70m)

Bedroom One

19'7" x 16'9" (5.97m x 5.11m)

Walk-in Wardrobe

9'5" x 6'4" (2.89m x 1.94m)

En-suite Shower

Bedroom Two

18'8" x 12'1" (5.70m x 3.69m)

Walk-in wardrobe

6'7" x 6'1" (2.03m x 1.86m)

En-suite Shower

Bedroom Three

18'8" x 11'6" (5.70m x 3.53m)

Walk-in Wardrobe

6'7" x 6'0" (2.03m x 1.85m)

En-suite Bathroom

Bedroom Four

15'8" x 12'9" (4.79m x 3.90m)

Walk-in Wardrobe

6'8" x 6'1" (2.05m x 1.87m)

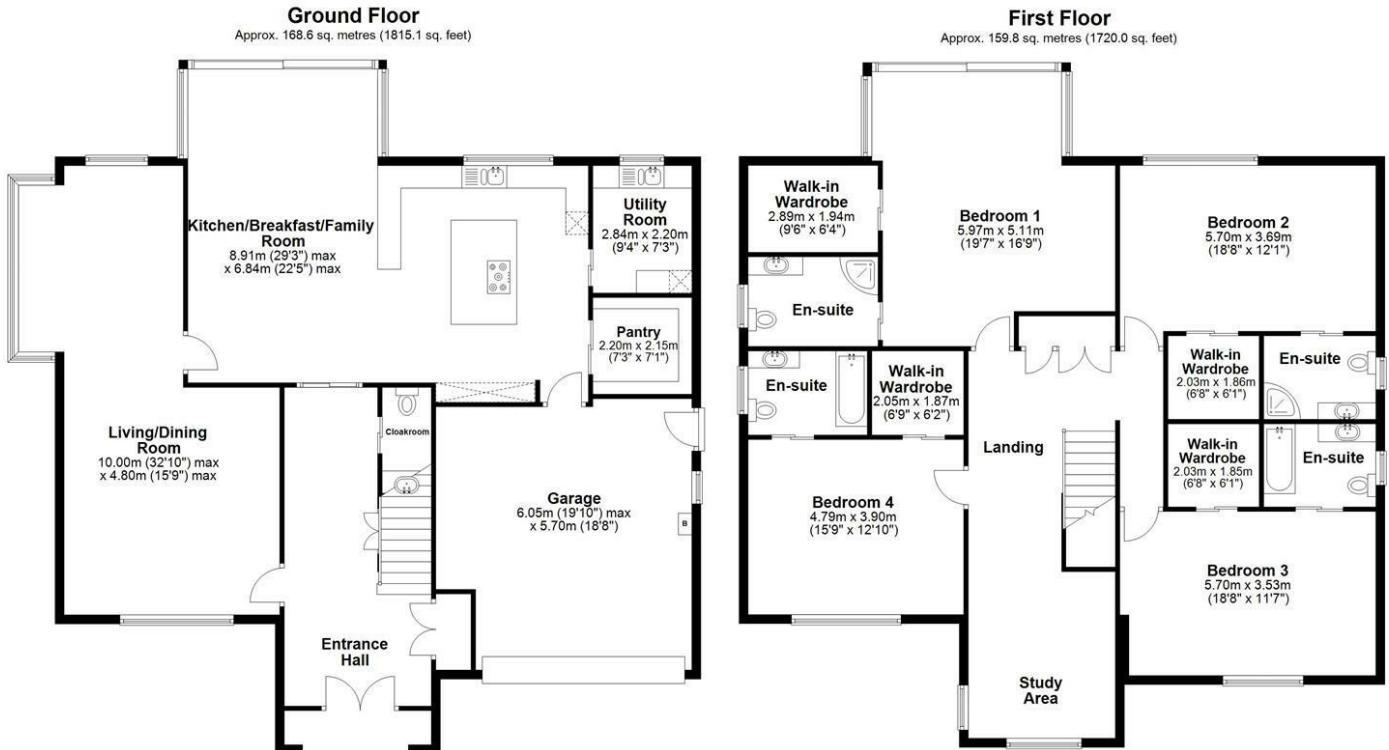
En-suite Bathroom

Study Area





# Floor Plan



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	86
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC