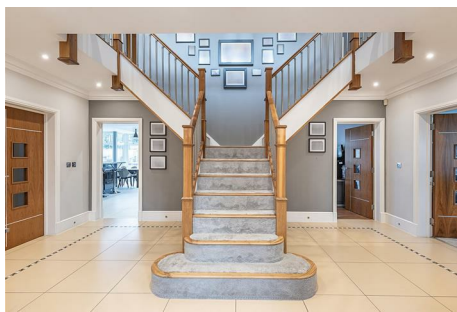




## Wood End Road

Harpenden, AL5 3EE

Magnificent six bedroom detached home with total accommodation of over 4,000 sq ft. Arranged over three floors to a high specification, this property is accessed by a private gated driveway with parking for several cars. Wood End is a popular and peaceful location, well placed for schooling and is within easy access of the centre of Harpenden which offers excellent shopping facilities and railway link to London.

**Guide price £2,450,000**

# Wood End Road

## Harpenden, AL5 3EE



- Immaculately presented detached home
- Private gated access with 200 ft driveway
- Popular and peaceful location
- Total square footage over 4000 sq ft
- Private garden 100 ft wide
- Within easy access of the centre of Harpenden
- Versatile accommodation arranged over three floors
- Well placed for excellent schooling
- Council Tax Band G

### Entrance Hall

### Cloakroom

### Living Room

24'10" x 15'1" (7.58m x 4.60m)

### Home Office

19'2" x 13'1" (5.86m x 4m)

### Dining Room

13'6" x 9'6" (4.14m x 2.90m)

### Kitchen/Breakfast Room

24'2" x 20'11" max (7.37m x 6.39m max)

### Utility Room

10'8" x 10'6" (3.27m x 3.22m)

### Hobby Room

10'10" x 10'8" (3.31m x 3.27m)

### Study

14'11" x 8'3" (4.57m x 2.54m)

### Bedroom One

15'0" max x 14'2" (4.58m max x 4.32m)

### Dressing Room

### En-suite Bath and Shower Room

### Gym

19'1" x 13'1" (5.82m x 4m)

### Bedroom Two

11'7" x 10'7" (3.54m x 3.25m)

### En-suite Shower

### Bedroom Three

19'2" x 10'8" (5.86m x 3.27m)

### Bedroom Four

14'11" x 7'8" (4.56m x 2.36m)

### Bathroom

### Bedroom Five

15'0" x 11'10" (4.58m x 3.62m)

### Bedroom Six

21'8" x 11'8" (6.62m x 3.58m)

### Shower Room

### Attached Garage

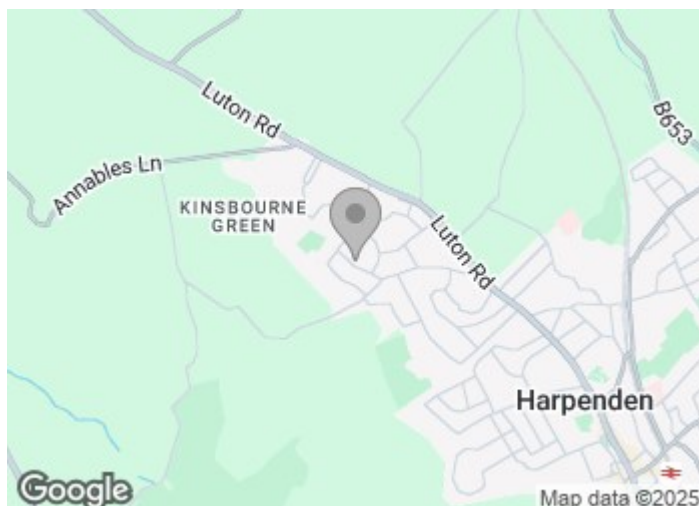
18'11" x 14'8" (5.79m x 4.49m)

### Bike Store

13'1" x 6'0" (4m x 1.84m)

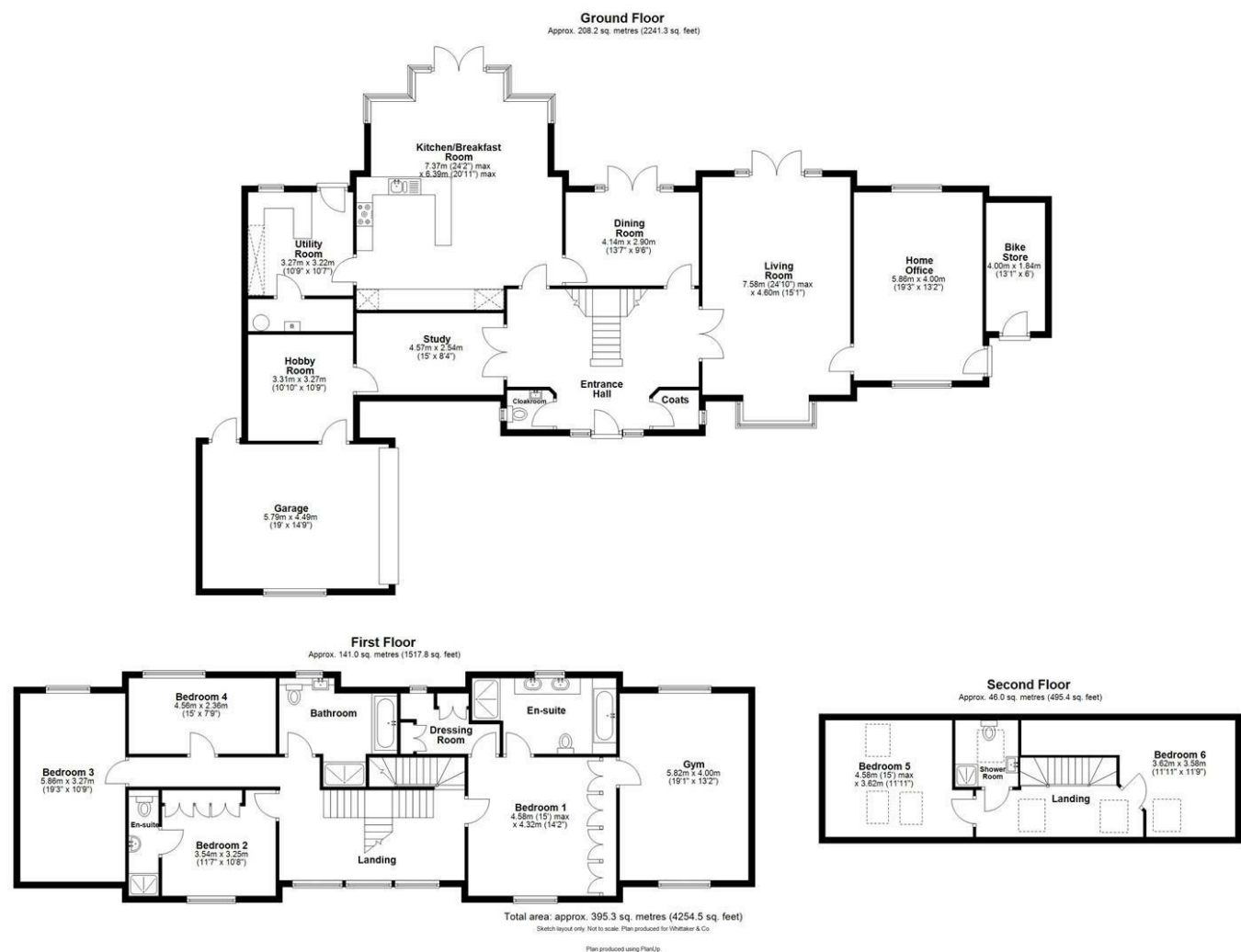
### Shed

8'9" x 8'7" (2.68m x 2.63)





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.

