



## Wroxham Way

Harpenden, AL5 4PP

Well presented, semi-detached three bedroom home of circa 1,069 sq ft with a fantastic open-plan kitchen/dining/living area leading onto terrace and mature private garden with covered seating/BBQ area. Private driveway with off-street parking and EV charging point. Ideally located for excellent schooling and within walking distance of Harpenden town centre and station.

**Guide price £795,000**

# Wroxham Way

Harpenden, AL5 4PP



- Well presented home
- Circa 1,069 sq ft
- Within walking distance of town centre and station
- Three bedrooms
- Mature private garden
- Well placed for excellent schooling
- Super open-plan living
- Driveway with off-street parking
- Council Tax Band D

## Entrance Hall

## Utility/Cloakroom

## Kitchen/Living/Dining Room

21'8" x 19'3" (6.61 x 5.89)

## Bathroom

## Study

10'6" x 6'7" (3.21 x 2.02)

## Bedroom One

11'8" x 10'11" (3.58 x 3.33)

## En-suite with bath

## Bedroom Two

14'4" x 8'5" (4.37 x 2.58)

## Bedroom Three

11'1" x 8'0" (3.38 x 2.44)





