



## West Common

Harpenden, AL5 2JW

Stunning three bedroom home - fully refurbished by our clients - with a super open plan Kitchen / Dining / Family Room. Additional benefit of a Home Office. Set on the edge of Rothamsted Estate, Elm Cottage overlooks The Common and is just a few minutes' walk to the town centre and station.

**Guide price £1,400,000**

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- Immaculately presented throughout
- Three Bedrooms
- Garage & ample parking
- Refurbished by our clients
- Two Bathrooms
- Fantastic central location
- Open plan Kitchen / Diner
- Home Office / Gym

## Living Room

16'4" x 9'11" (5.00 x 3.04)

## Home Office / Gym

9'10" x 7'5" (3.00 x 2.27)

## Kitchen / Dining / Family Room

35'11" x 12'11" (10.95 x 3.95)

## Garage

13'10" x 7'5" (4.23 x 2.27)

## Utility Room / WC

## Bedroom One

14'3" x 11'4" (4.36 x 3.47)

## Bedroom Two

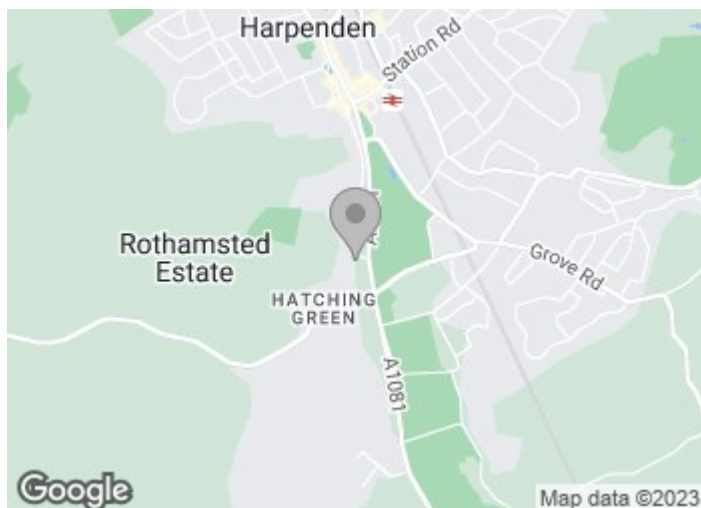
11'4" x 10'0" (3.47 x 3.06)

## En-suite Shower Room

## Bedroom Three

11'8" x 10'7" (3.56 x 3.23)

## Family Bathroom

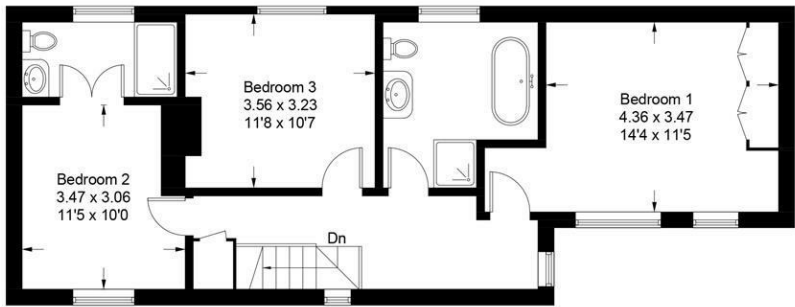




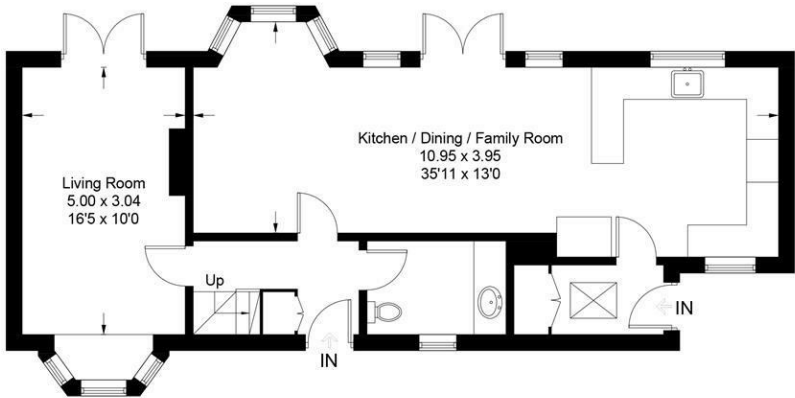


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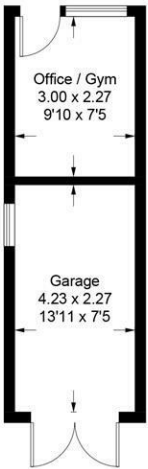
Approximate Gross Internal Area = 134.5 sq m / 1448 sq ft  
Outbuilding = 16.6 sq m / 179 sq ft  
Total = 151.1 sq m / 1627 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID872500)

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