



## Hatching Green

Harpenden, AL5 2JZ

Rare opportunity to acquire this well presented, three-bedroom, detached bungalow of circa 2,338 sq ft sitting on a 0.25 acre plot tucked away on a peaceful road in Hatching Green. Benefiting from three reception rooms, two bathrooms, a driveway and double garage. Close to the Town centre & station. \*\* CHAIN FREE \*\*

**Guide price £1,500,000**

# Hatching Green

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- \*\* CHAIN FREE \*\*
- 0.25 acre plot
- Driveway
- Detached Bungalow
- Three reception rooms
- Double Garage
- Three bedrooms
- Circa 2,338 sq ft
- Council Tax Band G

## Entrance Hall

## Kitchen/Breakfast Room

15'3" x 11'4" (4.65 x 3.46)

## Utility Room

12'11" x 7'5" (3.96 x 2.27)

## Living Room

20'11" x 16'2" (6.38 x 4.95)

## Dining Room

16'7" x 12'4" (5.07 x 3.77)

## Conservatory

14'1" x 11'5" (4.30 x 3.50)

## Bedroom One

18'8" x 12'4" (5.70 x 3.77)

## En-suite with bath

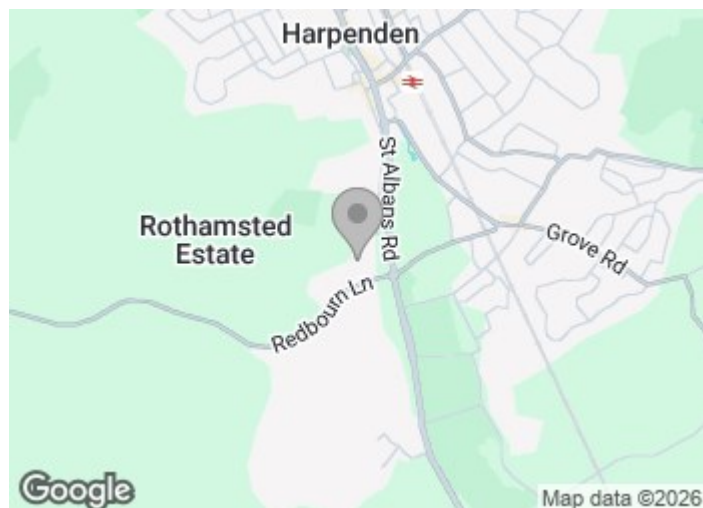
## Bedroom Two

16'3" x 11'4" (4.96 x 3.46)

## Bedroom Three

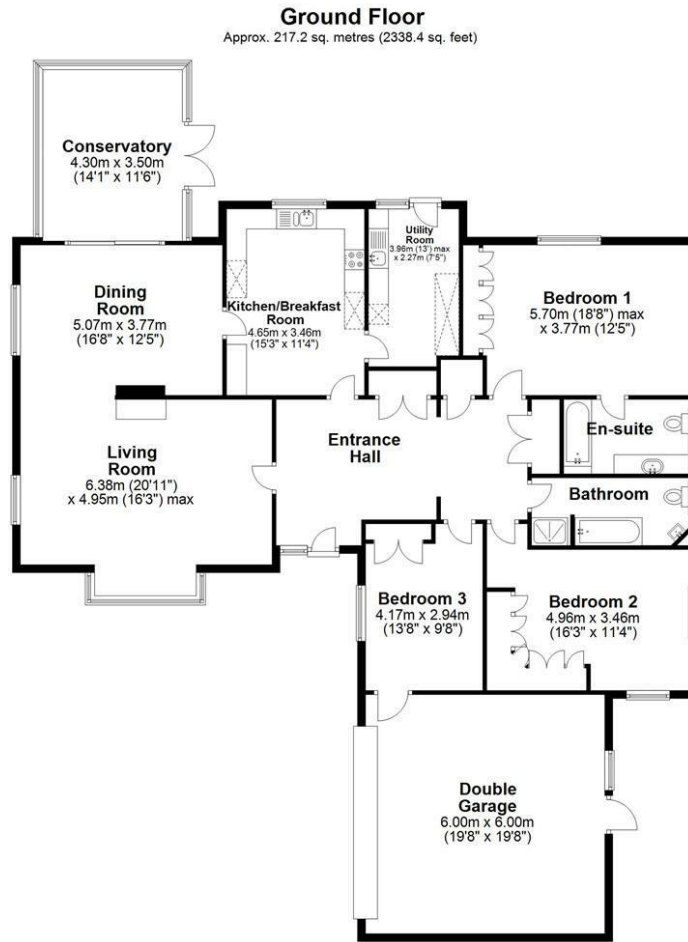
13'8" x 9'7" (4.17 x 2.94)

## Double Garage





# Floor Plan



Total area: approx. 217.2 sq. metres (2338.4 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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