Whittaker & Co

THE PROPERTY PEOPLE

# Molescroft

## Harpenden, AL5 3LS

A well presented, four bedroom detached family home of circa 1,370 sq ft extended by our clients to offer versatile living space. The property benefits from a private driveway and an 85ft private garden with Garden Room. Peaceful location, ideally placed for excellent schooling and within easy reach of Harpenden town centre and station. ** CHAIN FREE **

**Offers in excess of £850,000**

# Molescroft

## Harpenden, AL5 3LS

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- Detached family home of circa 1,370 sq ft
- Private driveway
- Well placed for excellent schooling
- Versatile living space
- 85ft private garden with Garden Room
- **CHAIN FREE**
- Ground floor bathroom plus Shower Room
- Peaceful location
- Council Tax Band E

### Entrance Hall

### Bathroom

### Kitchen
11'3" x 9'6" (3.43m x 2.90m)

### Dining Room
17'1" x 8'4" (5.21m x 2.55m)

### Utility Room
8'4" x 5'7" (2.55m x 1.72m)

### Living Room
17'10" x 12'11" (5.46m x 3.94m)

### Family Room
10'7" x 8'11" (3.24m x 2.74m)

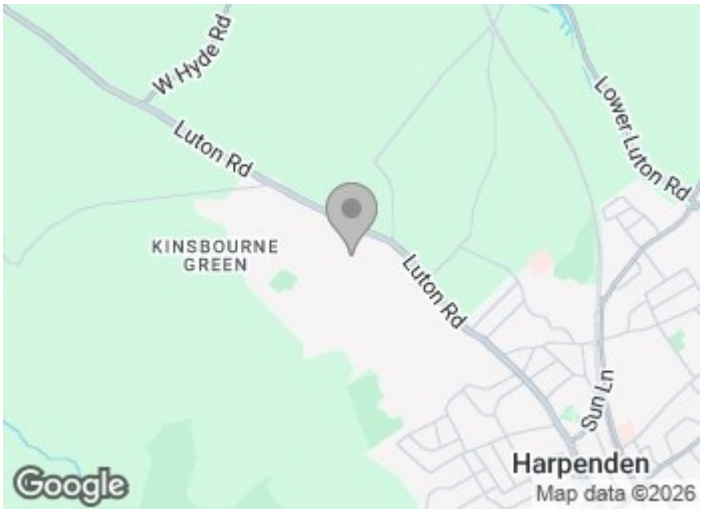
### Bedroom One
12'10" x 11'10" (3.92m x 3.62m)

### Bedroom Two
19'3" x 8'4" (5.88m x 2.55m)

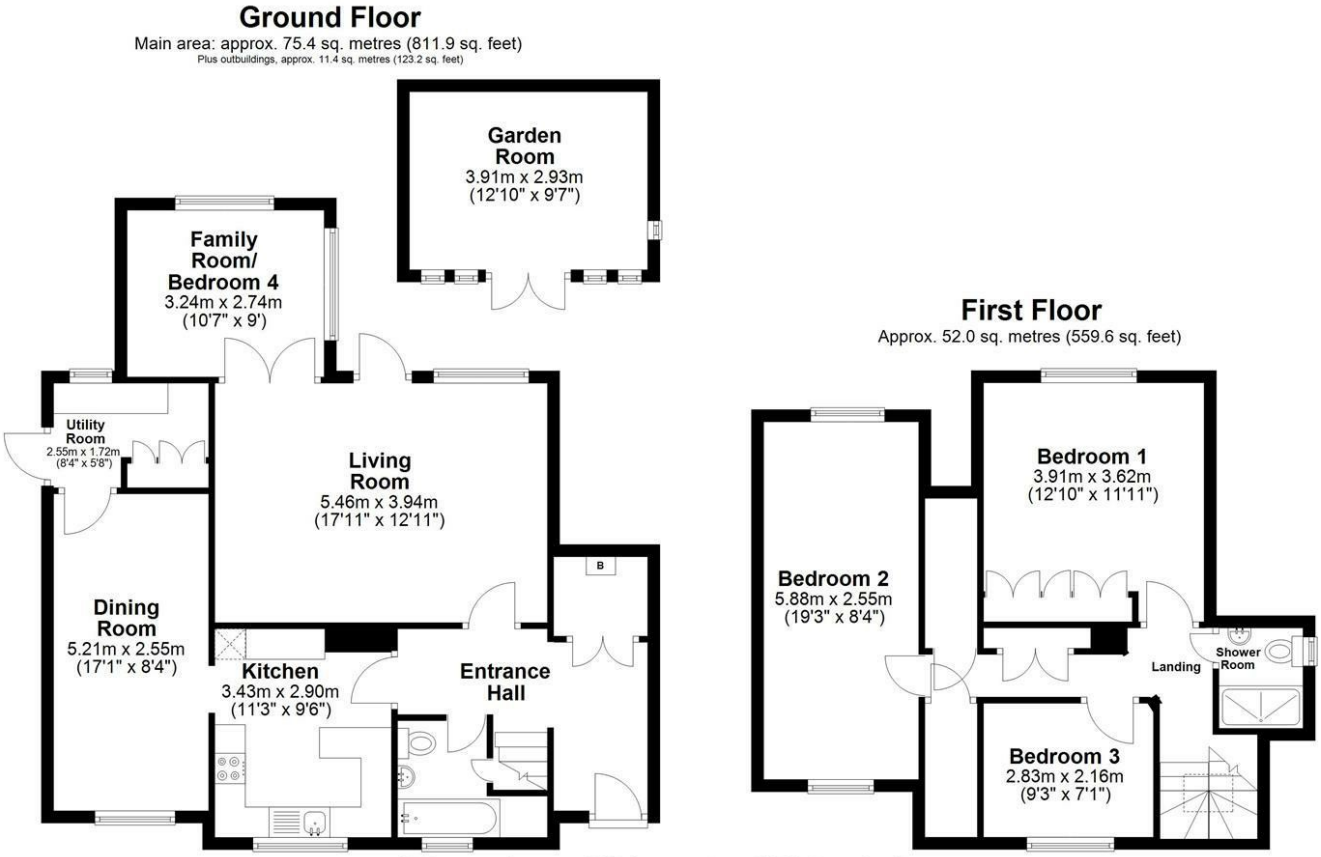
### Bedroom Three
9'3" x 7'1" (2.83m x 2.16m)

### Shower Room

### Garden Room
12'9" x 9'7" (3.91m x 2.93m)



# Floor Plan




Main area: Approx. 127.4 sq. metres (1371.5 sq. feet)
Plus outbuildings, approx. 11.4 sq. metres (123.2 sq. feet)

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

Plan produced using PlanUp.

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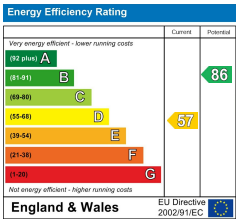


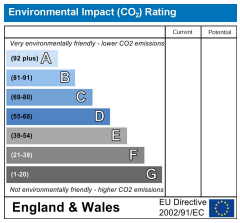


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