



## The Deerings Harpden, AL5 2PE

Set on a corner plot of 0.3 acre, this fantastic family home of circa 2,650 sq ft has been extended and fully refurbished by our clients. Open plan Kitchen / Dining Room and a large Studio / Home Office in the wonderful 110 ft garden. The Deerings is in the popular West Common area - within easy reach of Harpenden town centre - and close to open countryside. \*CHAIN FREE\*

**Guide price £1,790,000**

# The Deerings

Harpden, AL5 2PE



- Circa 2,650 sq ft
- Extended & refurbished by our clients
- Garden Studio / Home Office
- Garden 110 ft
- Double garage & ample parking
- Within easy reach of Harpenden town centre
- Open plan Kitchen / Dining Room
- Corner plot, 0.3 acre
- Chain Free

## Entrance Hall

## Living Room

22'2" (max) x 13'11" (6.76 (max) x 4.26)

## Dining Room

18'0" x 17'11" (5.51 x 5.47)

## Kitchen / Breakfast Room

18'0" x 12'9" (max) (5.50 x 3.89 (max))

## Family Room

15'6" x 9'7" (4.74 x 2.94)

## Shower Room

## Utility Room

8'5" x 7'8" (2.57 x 2.36)

## Principal Bedroom

17'3" x 11'6" (5.28 x 3.53)

## Dressing Area

## En-suite Shower Room

## Bedroom Two

13'7" x 11'8" (max) (4.15 x 3.58 (max))

## Bedroom Three

11'10" x 10'4" (3.61 x 3.17)

## Bedroom Four

13'0" x 10'2" (3.98 x 3.12)

## Bedroom Five

9'10" x 7'9" (3.02 x 2.37)

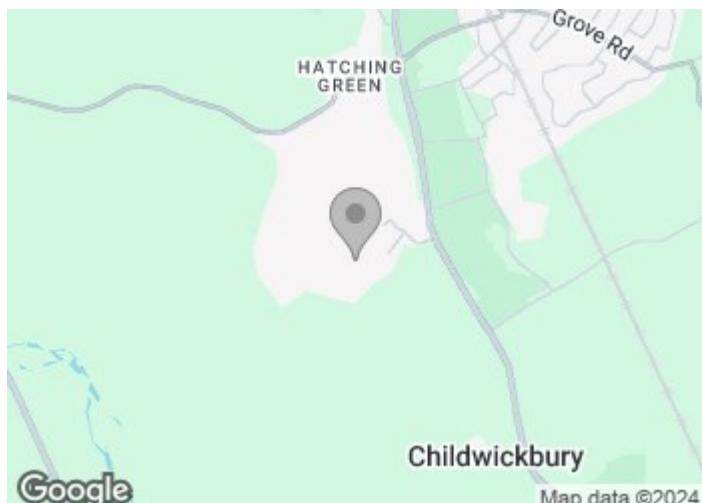
## Family Bathroom

## Garden Studio

18'11" x 12'5" (5.78 x 3.80)

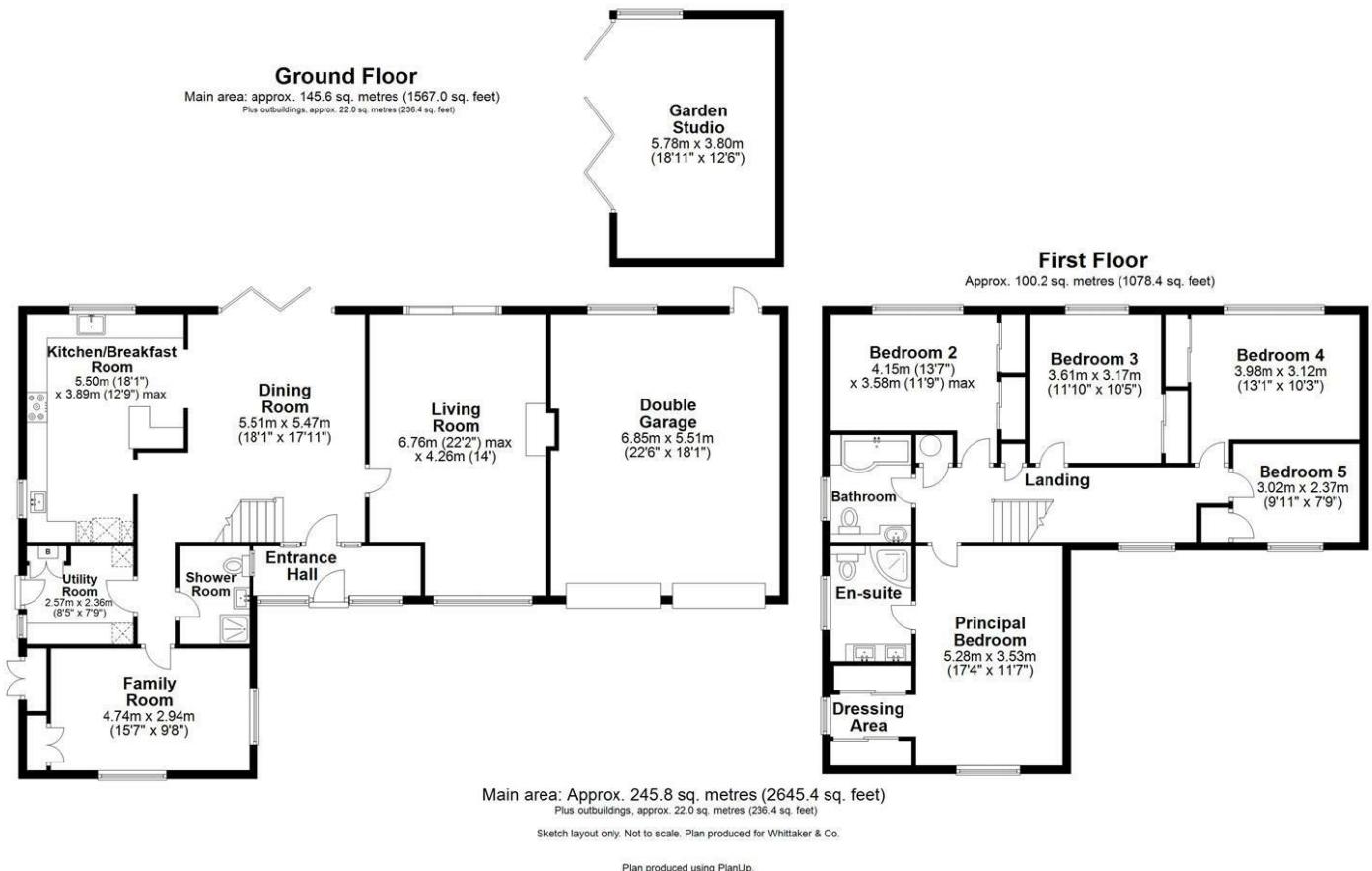
## Integral Double Garage

22'5" x 18'0" (6.85 x 5.51)





## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			