



The Chowns

Harpenden, AL5 2BN

Set on a plot of 0.25 acre, this is a superb family home of circa 2,700 sq ft with a beautiful 85ft south west facing garden. Immaculately presented throughout. The Chowns is a peaceful cul de sac in the popular West Common area, close to Rothamsted Estate and within a short drive of Harpenden town centre and station.

Guide price £1,675,000

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- Extremely well presented
- Garage & off-street parking
- Close to Rothamsted Estate
- Circa 2,700 sq ft
- Peaceful cul de sac
- Short drive to town centre & station
- Garden 85ft, south west facing
- West Common location

Entrance

Living Room

18'0" x 12'11" (5.49 x 3.96)

Dining Room

12'0" x 10'1" (3.66 x 3.09)

Kitchen / Breakfast Room

23'3" x 8'11" (7.09 x 2.72)

Dining / Family Room

20'2" x 19'5" (6.17 x 5.94)

Study

10'9" x 8'3" (3.28 x 2.54)

Cloakroom

Bedroom One

18'9" x 12'11" (5.72 x 3.94)

En-suite Shower Room

Bedroom Two

11'9" x 10'11" (3.60 x 3.34)

Bedroom Three

11'10" (max) x 11'9" (3.63 (max) x 3.60)

Bedroom Four

11'10" (max) x 9'4" (3.63 (max) x 2.87)

Bedroom Five

11'1" x 8'6" (3.38 x 2.60)

Family Bathroom

Integral Garage

21'0" x 19'10" (6.41 x 6.05)

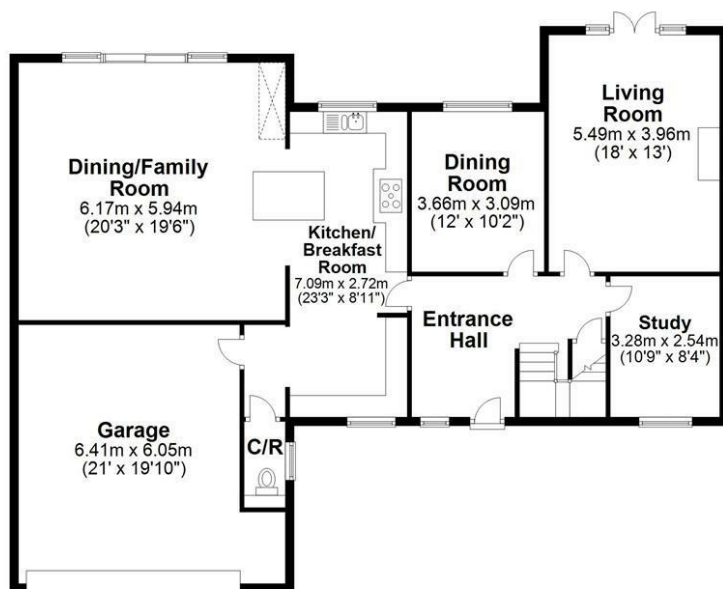




Floor Plan

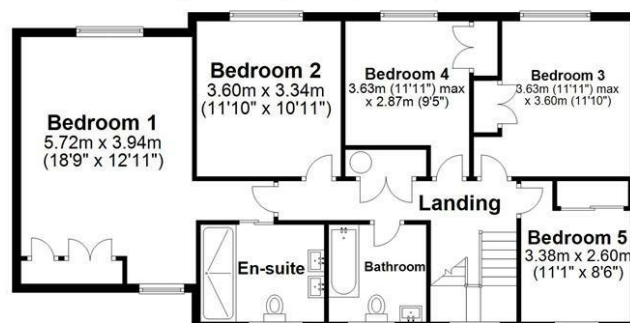
Ground Floor

Approx. 153.4 sq. metres (1651.1 sq. feet)



First Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



Total area: approx. 246.9 sq. metres (2658.1 sq. feet)

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

Plan produced using PlanUp.

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