



Moreton Avenue Harpden, AL5 2EU

Handsome, semi-detached Edwardian five-bedroom family home of circa 2,504 sq ft on a much sought after road with private driveway, in a prime central location. Arranged over three floors with open plan kitchen/dining room, two further reception rooms and two en-suites. Private rear garden of circa 80 ft with an easterly aspect and home gym. Walking distance to the town centre and station and well placed for excellent schooling.

Guide price £1,895,000

Moreton Avenue Harpenden, AL5 2EU



- Handsome Edwardian semi-detached home
- Prime central location
- Walking distance to Town centre and station
- Five-bedrooms; two en-suites
- Home gym
- Ideally placed for excellent schooling
- Sought after road; private driveway
- Private rear garden of circa 80 ft; easterly aspect
- Council Tax Band G

Entrance Hall

Living Room

12'4" x 15'10" (3.78m x 4.85m)

Family Room

15'8" x 12'9" (4.80m x 3.90m)

Kitchen/Dining Room

22'11" x 16'10" (6.99m x 5.15m)

Utility Room

11'5" x 6'0" (3.48m x 1.85m)

Boot Room

5'11" x 5'1" (1.82m x 1.57)

Store Room

16'6" x 5'5" (5.05m x 1.67m)

Cloakroom

Bedroom One

15'8" x 13'10" (4.78m x 4.23m)

En-suite Shower Room

Bedroom Two

15'10" x 15'7" (4.83m x 4.77m)

En-suite Shower Room

Bedroom Three

14'4" x 12'11" (4.37m x 3.958m)

Bedroom Four

12'0" x 11'10" (3.66m x 3.63m)

Bedroom Five

10'5" x 9'10" (3.18m x 3.0m)

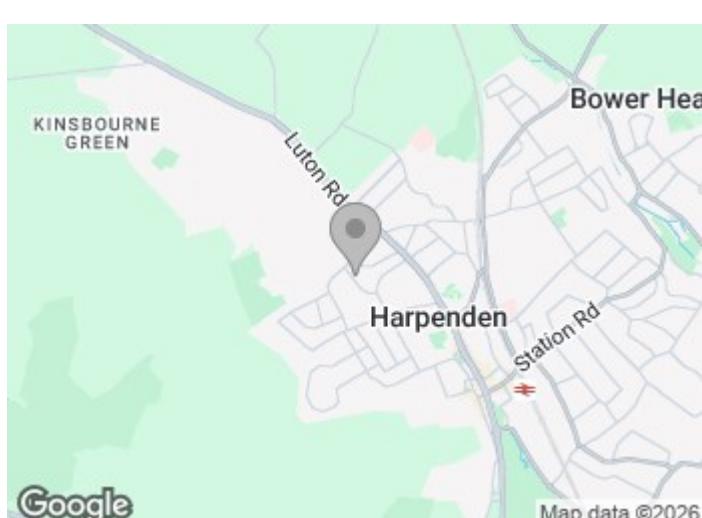
Family Bathroom

Study

8'8" x 8'4" (2.65m x 2.56m)

Garden Room/Gym

19'8" x 10'1" (6.0m x 3.08m)

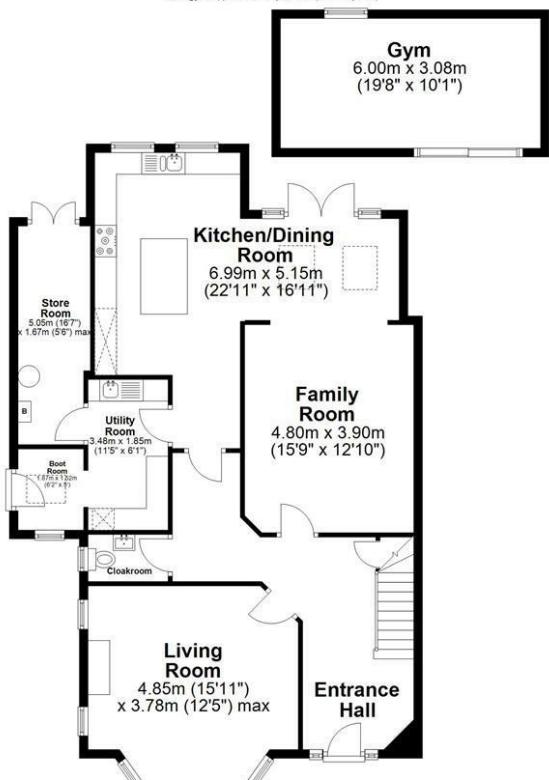




Floor Plan

Ground Floor

Main area: approx. 110.5 sq. metres (1189.5 sq. feet)
Plus gym, approx. 18.5 sq. metres (199.0 sq. feet)



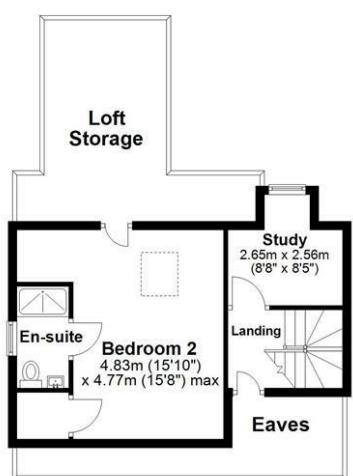
First Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



Second Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Main area: Approx. 232.7 sq. metres (2504.6 sq. feet)

Plus gym, approx. 18.5 sq. metres (199.0 sq. feet)

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

Plan produced using PlanUp.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		68	77
England & Wales			

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