



Willoughby Road

Harpenden, AL5 4PF

Immaculately presented three bedroom home - arranged over three floors - with a super open plan Kitchen / Dining Room and a low maintenance garden. Planning permission granted for double storey side extension.

Ideally located for schooling and within walking distance of the station and town centre.

Guide price £795,000

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- Beautifully presented
- Open plan Kitchen / Dining Room
- Low maintenance Garden
- Circa 1,300 sq ft
- Three Bedrooms
- Off-street parking
- Arranged over three floors
- Two Bathrooms
- Ideally located for schooling

Entrance Hall

Living Room

13'7" x 12'0" (4.16 x 3.68)

Kitchen / Dining Room

23'8" (max) x 12'11" (7.23 (max) x 3.96)

Cloakroom

Bedroom One

14'7" (max) x 12'11" (max) (4.47 (max) x 3.96 (max))

En-suite Shower Room

Bedroom Two

10'5" (max) x 9'2" (3.19 (max) x 2.80)

Bathroom

Bedroom Three

16'8" x 11'8" (5.10 x 3.57)

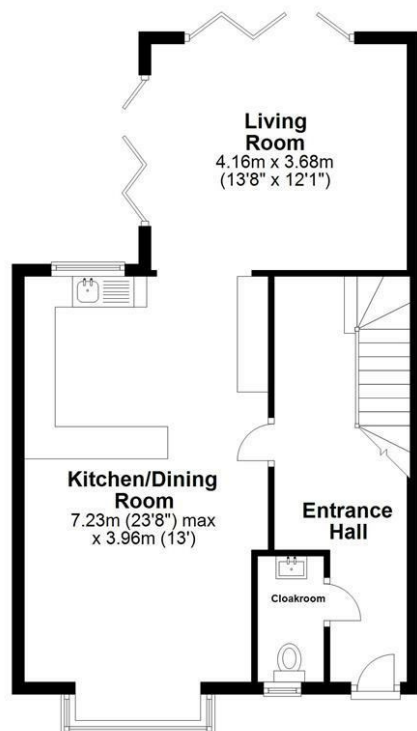




Floor Plan

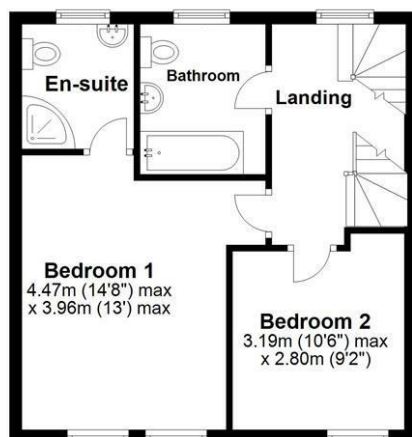
Ground Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



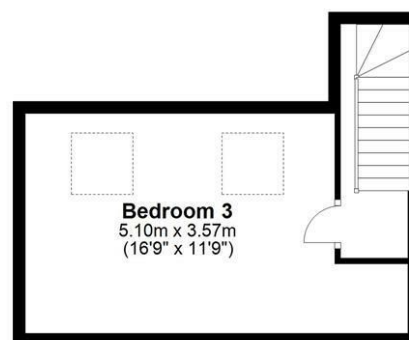
First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 122.6 sq. metres (1319.3 sq. feet)

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

Plan produced using PlanUp.

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