



## 12a Maple Road Harpden, AL5 2DU

Immaculate four bedroom, five bathroom home of circa 3,500 sq ft located in the sought after Avenues area of central Harpenden. Built in 2014 and arranged over four floors, with generous reception and entertaining space, private rear garden, garage and driveway. Walking distance to town centre and station and ideally located for excellent schooling.

**Guide price £1,795,000**

# 12a Maple Road Harpden, AL5 2DU



- Beautifully presented four bedroom home
- Arranged over four floors
- Prime central Avenues location
- Over 3,500 sq ft
- Private rear garden
- Walking distance to town centre & station
- Built in 2014
- Garage and driveway
- Council Tax Band H

## Entrance Hall

## Lounge

19'10" x 11'3" (6.06m x 3.44m)

## Kitchen/Breakfast Room

29'0" x 15'0" (8.85m x 4.59m)

## Utility Room

8'2" x 5'1" (2.5m x 1.56m)

## Cloakroom

## Games Room

28'6" x 18'7" (8.70m x 5.68m)

## Home Office

21'1" x 17'1" (6.45m x 5.23m)

## Shower Room

## Laundry Room

7'6" x 7'0" (2.30m x 2.15)

## Bedroom One

17'8" x 12'6" (5.40m x 3.82m)

## En-Suite

## Bedroom Two

12'7" x 11'11" (3.85m x 3.64m)

## Bedroom Three

12'7" x 9'8" (3.85m x 2.95m)

## Family Bathroom

## Bedroom Four

17'9" x 14'11" (5.43m x 4.56m)

## En-suite

## Store

## Garage

17'0" x 9'10" (5.19m x 3m)



## Directions



# 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78	82
(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		EU Directive 2002/91/EC	
England & Wales		England & Wales	