



## West Common

Harpenden, AL5 2LD

Rare opportunity to acquire this turn-key, re-developed five bedroom detached home of circa 3,500 sq ft. Principal suite with dressing room and en-suite and superb, versatile open-plan Kitchen/Living/Dining room. Occupying a 0.26 acre plot set behind two private gated driveways, award-winning designer garden in excess of 100 ft with swimming pool, jacuzzi & Wolf outdoor kitchen. Sought-after West Common location, a short distance to Harpenden town centre and station. **\*\*CHAIN FREE\*\***

**Guide price £3,750,000**

# West Common

## Harpenden, AL5 2LD



- Detached re-developed turn-key home
- Outdoor swimming pool, jacuzzi & Wolf Kitchen
- Award winning designer garden
- \*\*CHAIN FREE\*\*
- Five bedroom, five bathroom
- High specification throughout
- Highly sought-after West Common location
- 0.26 acre plot
- Two gated driveways & carport
- Council Tax Band H

### Entrance Hall

### Gallery

### Bedroom One

17'5" x 13'5" (5.32 x 4.10 )

### En-suite with bath & shower

### Dressing Room

### Bedroom Two

17'3" x 15'1" (5.26 x 4.61)

### En-suite with shower

### Reception/Bedroom Three

17'4" x 13'2" (5.29 x 4.02)

### En-suite with shower

### Gallery

### Pool

22'6" x 9'10" (6.88 x 3.00)

### Pump Room

### Shower

### Kitchen/Living/Dining Room

45'1" x 26'0" (13.75 x 7.95)

### Boot Room

### Cloakroom

### Pet wash station

### Bedroom Four

11'6" x 11'2" (3.53 x 3.42)

### Dressing room

8'11" x 7'1" (2.73 x 2.16)

### En-suite with shower

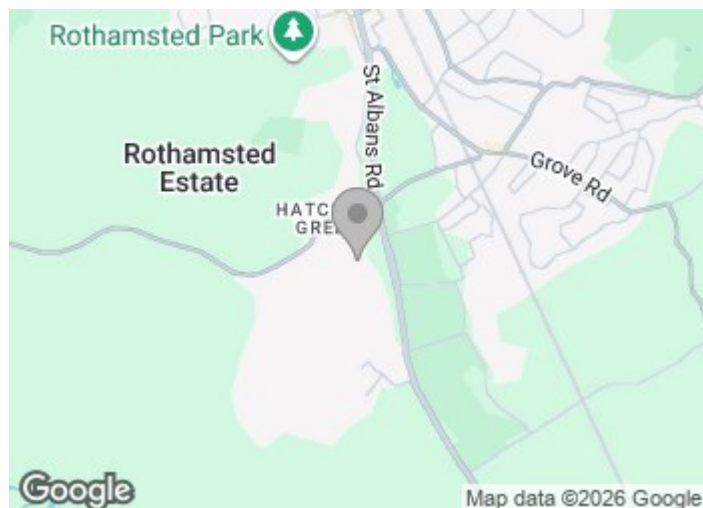
### Bathroom

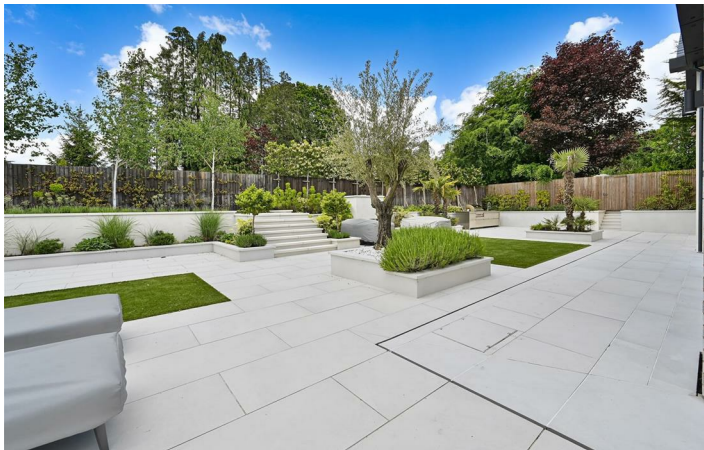
### Bedroom Five

14'6" x 14'0" (4.44 x 4.29)

### Car Port

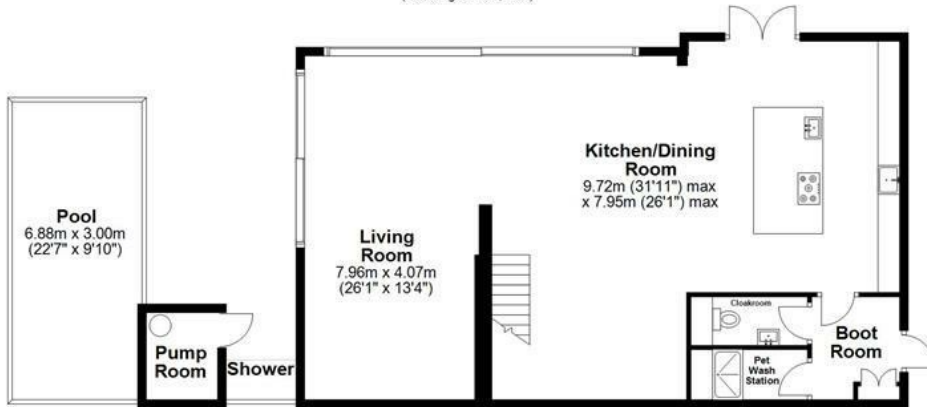
17'2" x 16'4" (5.25 x 5)





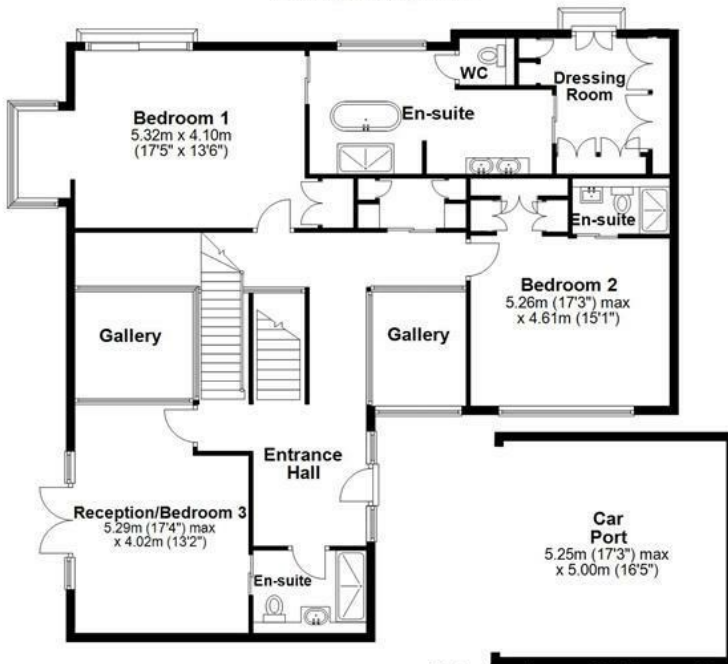
**Lower Ground Floor**

Main area: approx. 111.0 sq. metres (1194.3 sq. feet)  
 Plus pump room, approx. 3.3 sq. metres (35.7 sq. feet)  
 (excluding Shower, Pool)



**Ground Floor**

Main area: approx. 152.5 sq. metres (1641.2 sq. feet)  
 Plus car port, approx. 26.0 sq. metres (280.2 sq. feet)  
 (excluding (No\_Title), unnamed room)



Main area: Approx. 320.8 sq. metres (3452.7 sq. feet)  
 Plus car port, approx. 26.0 sq. metres (280.2 sq. feet)  
 Plus pump room, approx. 3.3 sq. metres (35.7 sq. feet)

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

Plan produced using PlanUp.

**First Floor**

Approx. 57.3 sq. metres (617.2 sq. feet)  
 (excluding Eaves)



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 firm's 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	Current	Potential
Very energy efficient - lower running costs A (82-91)	Very energy efficient - lower running costs A (82-91)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-91)	Very environmentally friendly - lower CO <sub>2</sub> emissions A (81-91)
B (69-81)	B (69-81)	B (69-80)	B (69-80)
C (55-68)	C (55-68)	C (55-63)	C (55-63)
D (39-54)	D (39-54)	D (39-54)	D (39-54)
E (21-38)	E (21-38)	E (21-38)	E (21-38)
F (11-20)	F (11-20)	F (11-20)	F (11-20)
Not energy efficient - higher running costs G	Not energy efficient - higher running costs G	Not environmentally friendly - higher CO <sub>2</sub> emissions G	Not environmentally friendly - higher CO <sub>2</sub> emissions G
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC