



Hatching Green Close

Harpenden, AL5 2LA

Stunning five bedroom home - arranged over three floors - of circa 4,500 sq ft, moments from the beautiful Rothamsted Estate and within walking distance of Harpenden. Fabulous indoor pool and steam room, plus a cinema room. *CHAIN FREE*.

Guide price £3,500,000

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- Immaculately presented throughout
- Circa 4,500 sq ft
- Five Bedrooms
- Five Bathrooms
- Cinema room
- Double garage
- Huge amount of living & entertaining space
- Indoor pool (heated) and steam room
- Close to Rothamsted Estate & Harpenden town centre

Entrance Hall

Kitchen / Breakfast Room

16'2" x 14'6" (4.93 x 4.43)

Dining Room

17'6" x 14'7" (5.35 x 4.46)

Family Room

14'10" x 14'6" (4.53 x 4.43)

Living Room

14'10" (max) x 12'3" (4.53 (max) x 3.75)

Study

12'6" x 9'4" (3.83 x 2.87)

Cinema Room

15'8" x 12'1" (4.80 x 3.70)

Utility Room

11'3" x 6'1" (3.45 x 1.86)

Cloakroom

Principal Bedroom

21'3" (max) x 14'11" (6.50 (max) x 4.56)

Dressing Room

En-suite Bathroom

Bedroom Two

19'4" (max) x 16'3" (5.90 (max) x 4.96)

En-suite Shower Room

Bedroom Three

14'11" x 12'6" (max) (4.56 x 3.82 (max))

Bedroom Four

12'8" x 9'10" (3.88 x 3.02)

Family Bathroom

Bedroom Five

19'10" x 11'3" (6.07 x 3.45)

En-suite Shower Room

Indoor pool

32'6" x 18'9" (9.92 x 5.72)

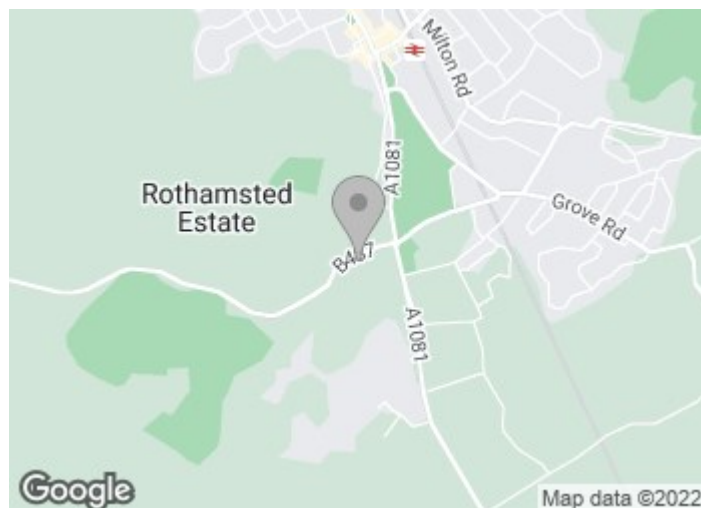
Steam Room

7'3" x 5'11" (2.21 x 1.81)

Shower Room

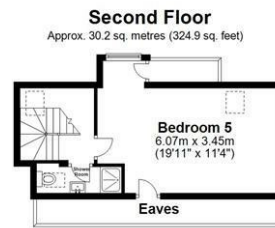
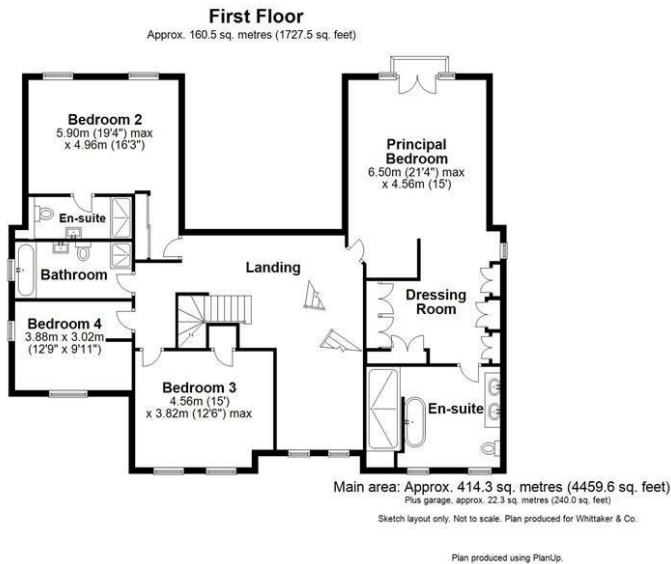
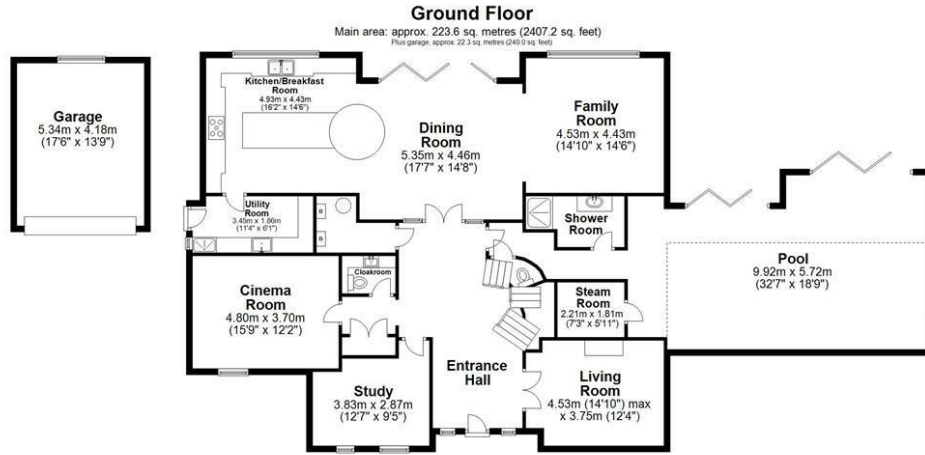
Garage

17'6" x 13'8" (5.34 x 4.18)





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 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 ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (81 plus) A | | |
| (81-91) B | | | (61-81) B | | |
| (69-80) C | | | (51-60) C | | |
| (55-68) D | | | (39-50) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (11-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |