



Prospect Lane

Harpenden, AL5 2PL

Built by a highly reputable local firm 12 years ago, this stunning family home of circa 5,000 sq ft - arranged over three floors - offers a huge amount of living and entertaining space. The private garden is 75 ft x 40 ft. Prospect Lane is a very peaceful spot in the popular West Common area, moments from beautiful open countryside and within easy reach of Harpenden.

Guide price £2,895,000

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- Circa 5,000 sq ft
- Immaculately presented throughout
- Moments from open countryside
- Arranged over three floors
- Garden 75ft x 40ft
- Within easy reach of Harpenden
- Built by a reputable local firm
- Double garage & plenty of parking
- West Common location

Reception Hall

23'3" x 17'1" (7.11 x 5.22)

Kitchen / Family Room

32'2" x 28'6" (9.81 x 8.71)

Garden Room

13'7" x 11'11" (4.16 x 3.65)

Living Room

21'0" (max) x 17'8" (6.41 (max) x 5.41)

Dining Room

17'1" x 13'1" (max) (5.22 x 3.99 (max))

Utility Room

10'4" x 8'11" (3.17 x 2.74)

WC

Cloakroom

Plant Room

Principal Bedroom

18'4" x 15'8" (5.60 x 4.80)

En-suite Bathroom

Bedroom Two

16'1" x 12'10" (4.91 x 3.92)

En-suite Shower Room

Bedroom Three

16'1" x 13'9" (4.91 x 4.20)

En-suite Shower Room

Bedroom Four

14'0" (max) x 12'0" (4.29 (max) x 3.66)

Bedroom Five

13'9" x 11'5" (4.20 x 3.49)

Family Bathroom

Entertainment Room

19'4" x 18'11" (5.90 x 5.79)

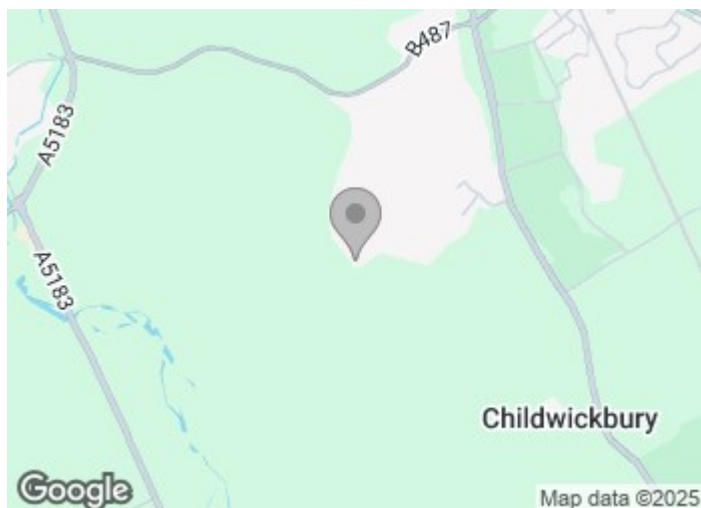
Bedroom Six / Study

12'9" x 9'1" (3.91 x 2.79)

Shower Room

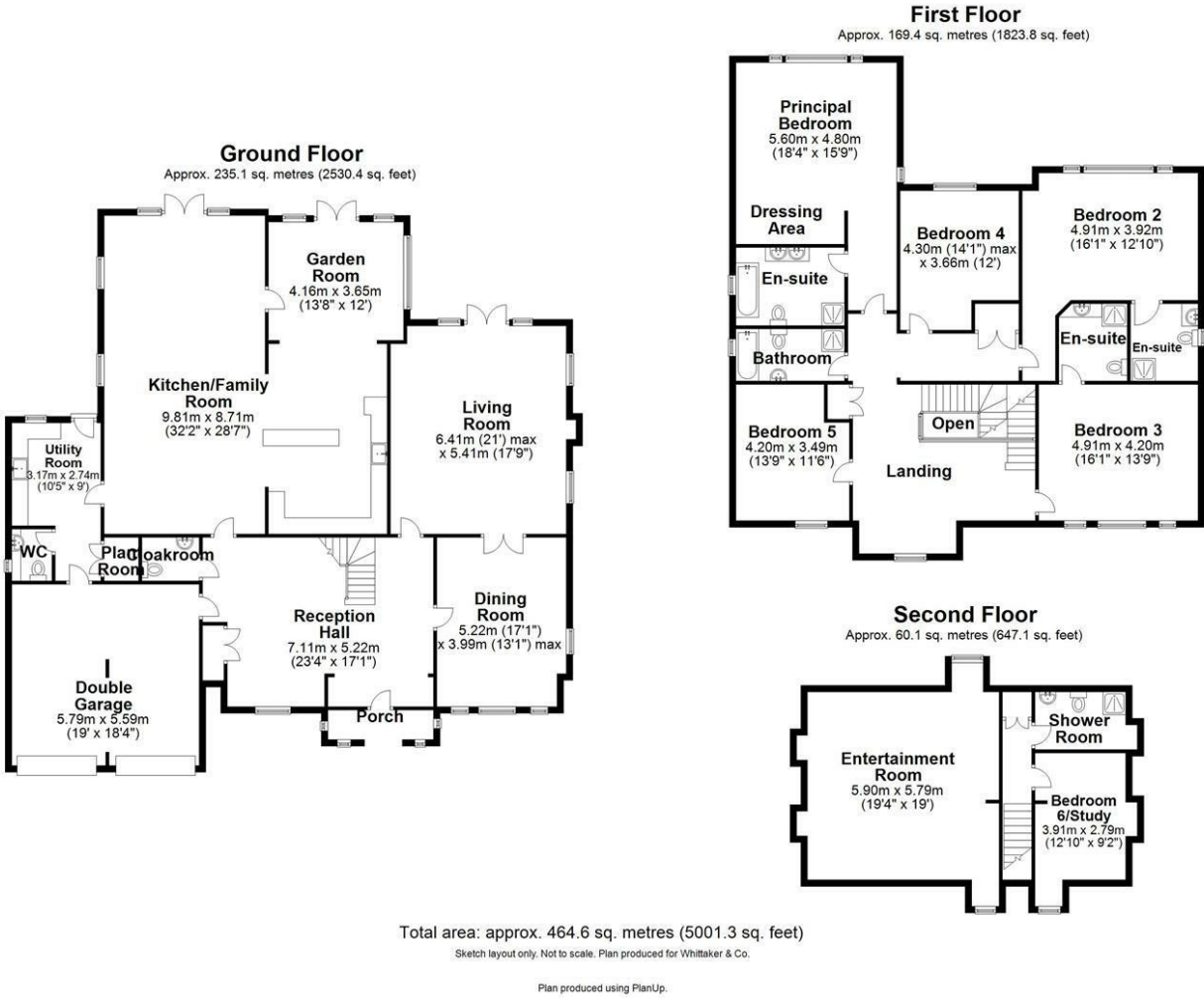
Integral Double Garage

18'11" x 18'3" (5.79 x 5.58)





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	