



The Uplands

Harpenden, AL5 2NZ

Stunning five bedroom detached home of circa 4,270 sq ft occupying a 0.35 acre plot in the sought-after West Common area. Beautifully extended and fully refurbished to an exacting standard by a local, highly regarded developer with cutting edge technology throughout. Principal suite with dressing room and en-suite, superb Kitchen/Dining/Family room leading onto private rear garden in excess of 70 ft. Four further reception rooms, home office & cinema. ****CHAIN FREE****

Guide price £3,450,000

The Uplands

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- Detached home
- Five bedroom (all en-suite)
- Circa 4,270 sq ft
- **CHAIN FREE**
- Open-plan living
- Newly renovated; High specification throughout
- Sought-after West Common area
- Within easy reach of town centre
- Council Tax Band G & station

Reception Hall

16'3" x 12'0" (4.96 x 3.66)

Home Office

15'2" x 10'9" (4.64 x 3.29)

Cloakroom

Sitting Room

16'9" x 15'9" (5.12 x 4.81)

Kitchen/Dining/Family Room

36'9" x 32'9" (11.22 x 10.00)

Living Room

15'11" x 15'9" (4.86 x 4.81)

Wine Room

13'9" x 5'1" (4.21 x 1.56)

Utility/Laundry Room

19'10" x 15'11" (6.06 x 4.86)

Home Cinema

15'8" x 15'1" (4.80 x 4.60)

Landing

Bedroom One

26'4" x 15'2" (8.03 x 4.64)

Dressing Room

11'8" x 5'4" (3.56 x 1.64)

En-suite with bath & shower

Bedroom Two

15'8" x 15'2" (4.80 x 4.64)

En-suite with shower

Bedroom Three

20'0" x 15'2" (6.12 x 4.64)

En-suite with shower

Bedroom Four

15'10" x 15'5" (4.85 x 4.71)

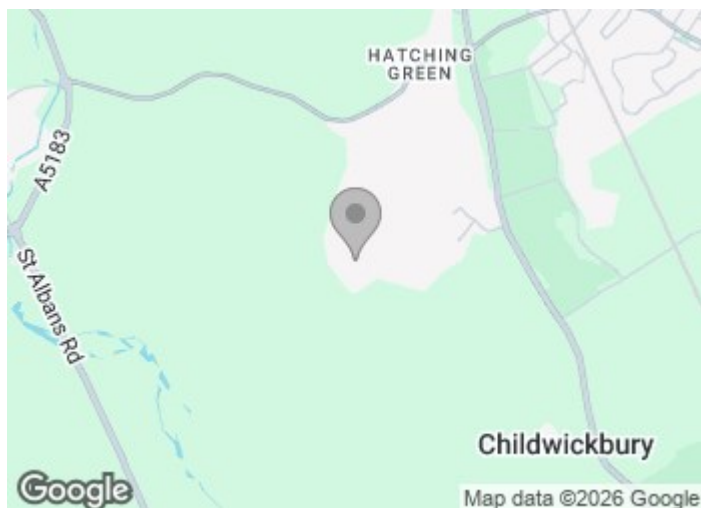
Dressing Area

En-suite with shower

Bedroom Five

12'7" x 11'9" (3.84 x 3.60)

En-suite with shower

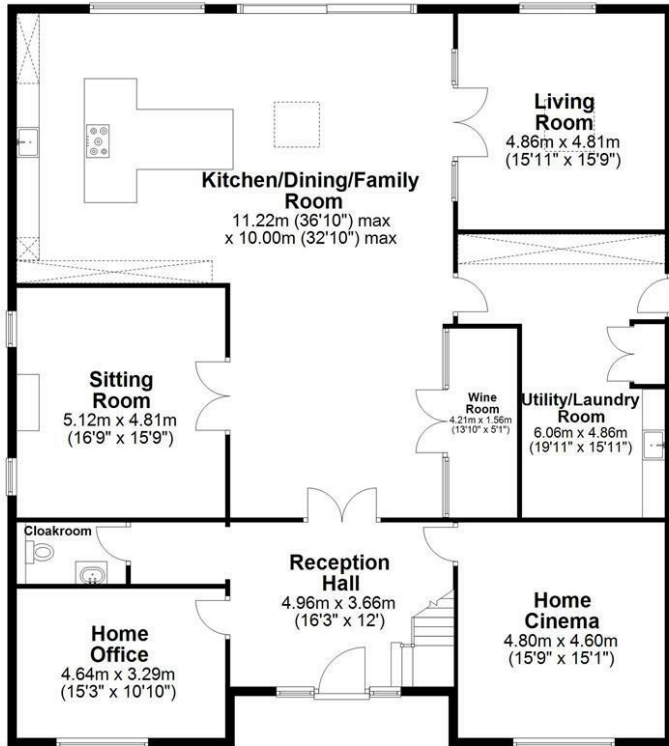




Floor Plan

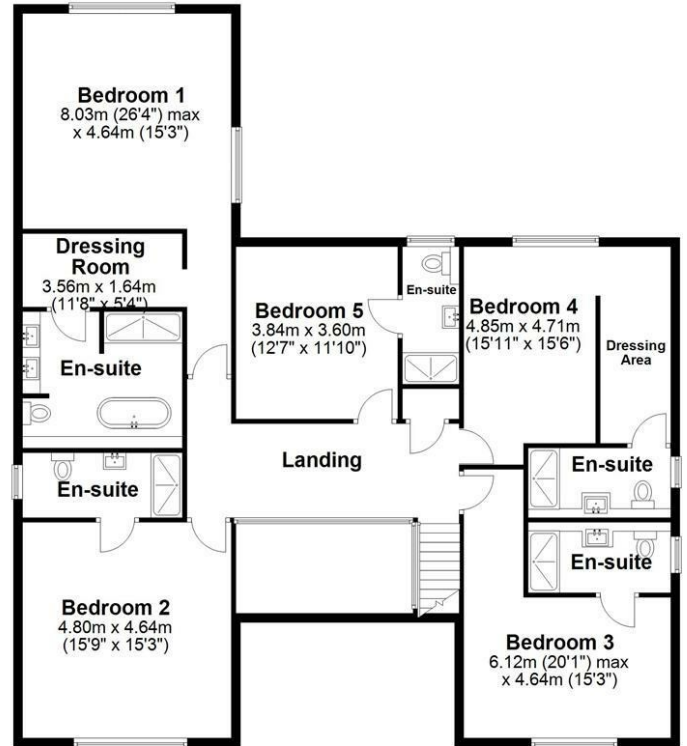
Ground Floor

Approx. 228.3 sq. metres (2457.4 sq. feet)



First Floor

Approx. 168.4 sq. metres (1813.1 sq. feet)



Total area: approx. 396.7 sq. metres (4270.5 sq. feet)

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

Plan produced using PlanUp.

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