



## Holly Walk

Harpenden, AL5 5RG

Three bedroom family home with enormous potential for refurbishment and extension (STPP), Peaceful cul-de- sac, ideally located for schooling. \*CHAIN FREE\*.

**Guide price £600,000**

# Holly Walk

Harpenden, AL5 5RG



- Semi-detached
- Potential to extend (STPP)
- Ideally located for schooling
- Two Reception Rooms
- Driveway & Garage (to rear)
- Chain Free
- Three Bedrooms
- Peaceful cul-de-sac

## Entrance Hall

## Living Room

12'4" (max) x 11'7" (3.78 (max) x 3.54)

## Family Room

11'5" x 10'5" (3.49 x 3.18)

## Kitchen

7'9" x 6'10" (2.37 x 2.09)

## Bedroom One

12'4" (max) x 10'4" (3.76 (max) x 3.16)

## Bedroom Two

11'5" x 9'9" (3.50 x 2.98)

## Bedroom Three

7'6" x 7'3" (2.29 x 2.21)

## Bathroom

## WC

## Garage

17'0" x 7'10" (5.20 x 2.40)

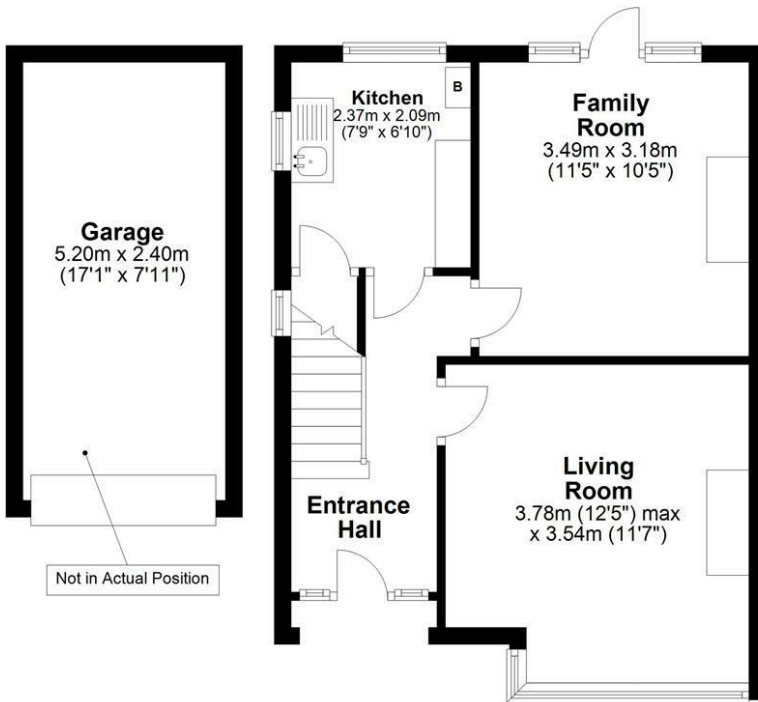




# Floor Plan

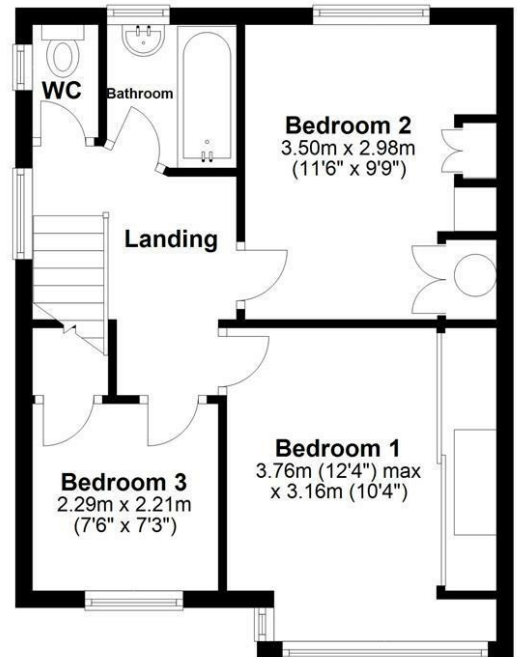
## Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



**Total area: approx. 76.3 sq. metres (821.5 sq. feet)**

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

Plan produced using PlanUp.

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