



Shepherds Way Harpden, AL5 3HF

A well proportioned family home of circa 1700 sq ft situated on a corner plot. This property is a rare opportunity to design and build your home from the ground up and offers endless scope for extension and redevelopment STPP. Shepherds Way is a peaceful location in the popular Wood End area which is well placed for schooling, close to Kinsbourne Green Common and open countryside plus within easy reach of Harpenden.

Guide price £995,000

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- Good Family home of circa 1,700 sq ft
- Good size living spaces
- Close to countryside and easy access to the town centre
- Large corner plot
- Scope for extension and redevelopment STPP
- Council Tax Band F
- Double Garage with parking for 3 cars
- Well placed for schooling
- ****Chain Free****

Entrance Hall

Study

16'0" x 7'10" (4.90m x 2.39m)

Cloakroom

Kitchen/Breakfast Room

22'0" x 6'6", (6.73m x 2,)

Dining Room

11'8" x 11'4" (3.57m x 3.47m)

Living Room

24'3" 12'8" (7.41m 3.87m)

Bedroom One

18'6" x 10'11" (5.65m x 3.34m)

Dressing Area

En-Suite Shower

Bedroom Two

11'8" x 11'4" (3.57m x 3.46m)

Bedroom Three

12'0" x 7'1" (3.68m x 2.18m)

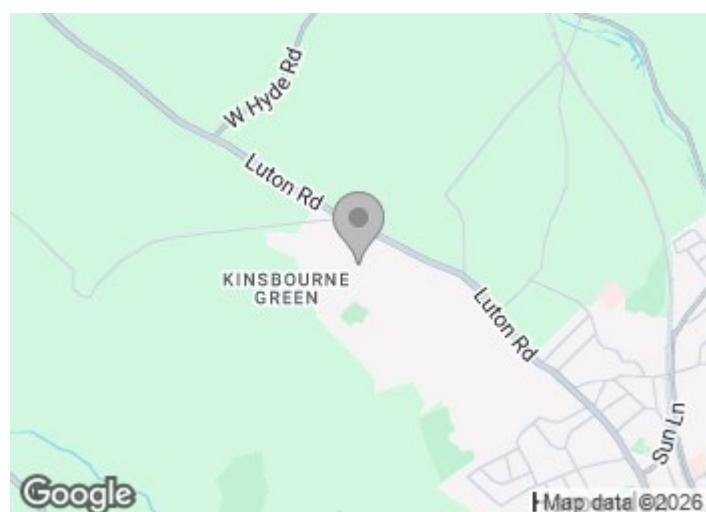
Bedroom Four

15'0" x 7'8" (4.58m x 2.34m)

Bathroom

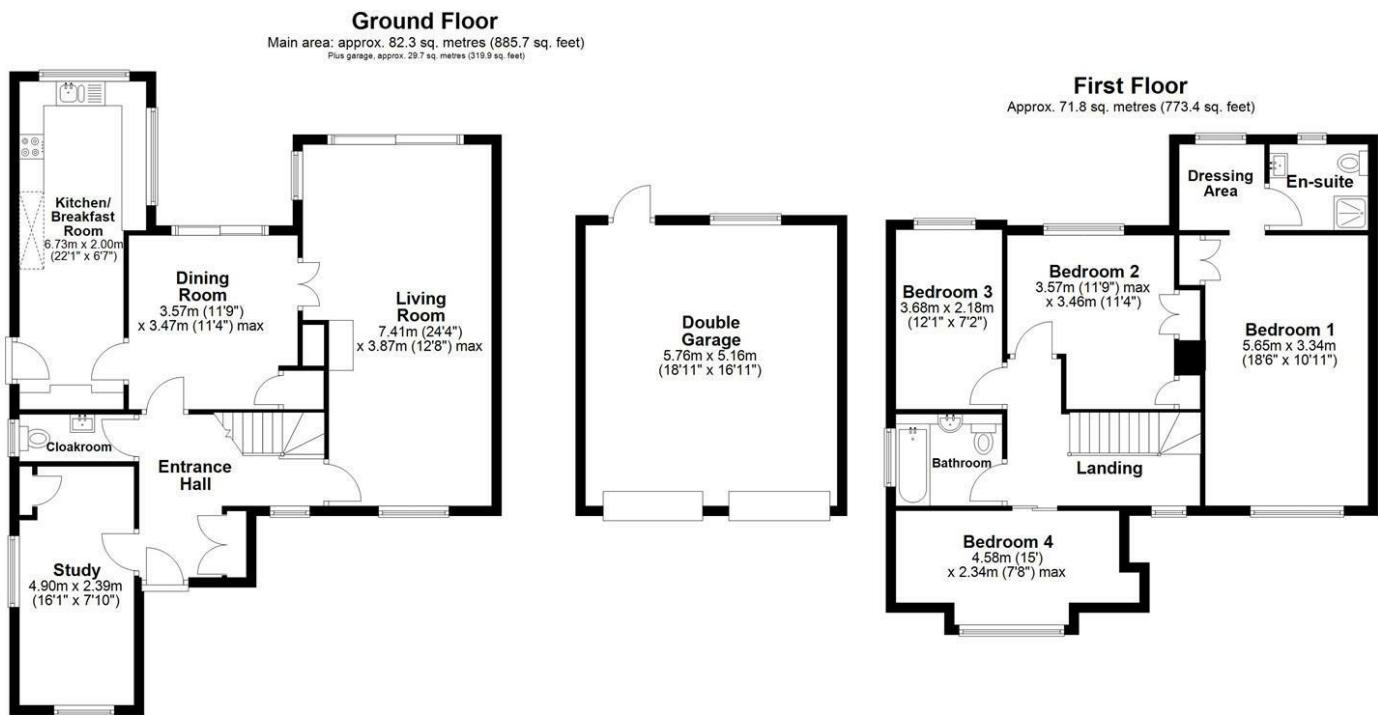
Double Garage

18'10" x 16'11" (5.76m x 5.16m)





Floor Plan



Main area: Approx. 154.1 sq. metres (1659.0 sq. feet)
 Plus garage, approx. 29.7 sq. metres (319.9 sq. feet)

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

Plan produced using PlanUp.

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