



## Broad Oaks Close

Harpenden, AL5 2PR

Beautifully presented, five bedroom detached home of circa 3,237 sq ft, situated in a peaceful cul-de-sac in the highly sought-after West Common area. Principal suite with dressing room and en-suite and four generous reception rooms. Mature, south-facing garden of over 100 ft, private driveway and a double garage. The property is close to the Rothamsted Estate and within easy reach of Harpenden town centre and station.

**Guide price £2,295,000**

# Broad Oaks Close

Harpenden, AL5 2PR



- Detached house
- Driveway and double garage
- Within easy reach of town centre and station
- Five bedrooms
- Peaceful cul-de-sac
- Circa 3,237 sq ft
- Mature south facing garden in excess of 100ft
- Highly sought-after West Common area
- Council tax band H

## Reception Hall

## Cloakroom

## Dining Room

15'6" x 13'4" (4.73 x 4.08)

## Living Room

20'9" x 15'5" (6.34 x 4.71)

## Study

12'5" x 10'1" (3.79 x 3.08)

## Family Room

13'5" x 12'9" (4.11 x 3.91)

## Utility Room

13'11" x 6'2" (4.24m x 1.88m)

## Kitchen/Breakfast Room

19'8" x 13'5" (6 x 4.11 )

## Landing

## Principal Bedroom

15'6" x 13'6" (4.73 x 4.14)

## Dressing Room

15'6" x 8'2" (4.73 x 2.50)

## En-suite with bath and shower

## Bathroom

## Bedroom Two

13'6" x 11'0" (4.12 x 3.37)

## En-suite with shower

## Bedroom Three

13'6" x 10'4" (4.12 x 3.16)

## Landing

## Bedroom Four

15'4" x 13'7" (4.68 x 4.16)

## Bathroom

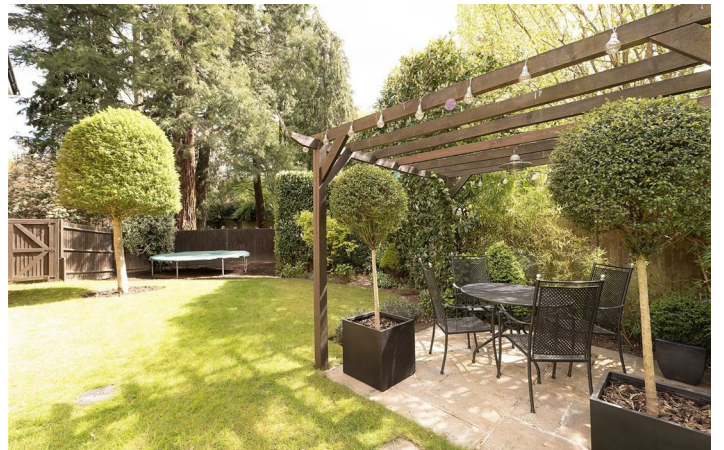
## Bedroom Five

13'7" x 13'4" (4.16 x 4.07)

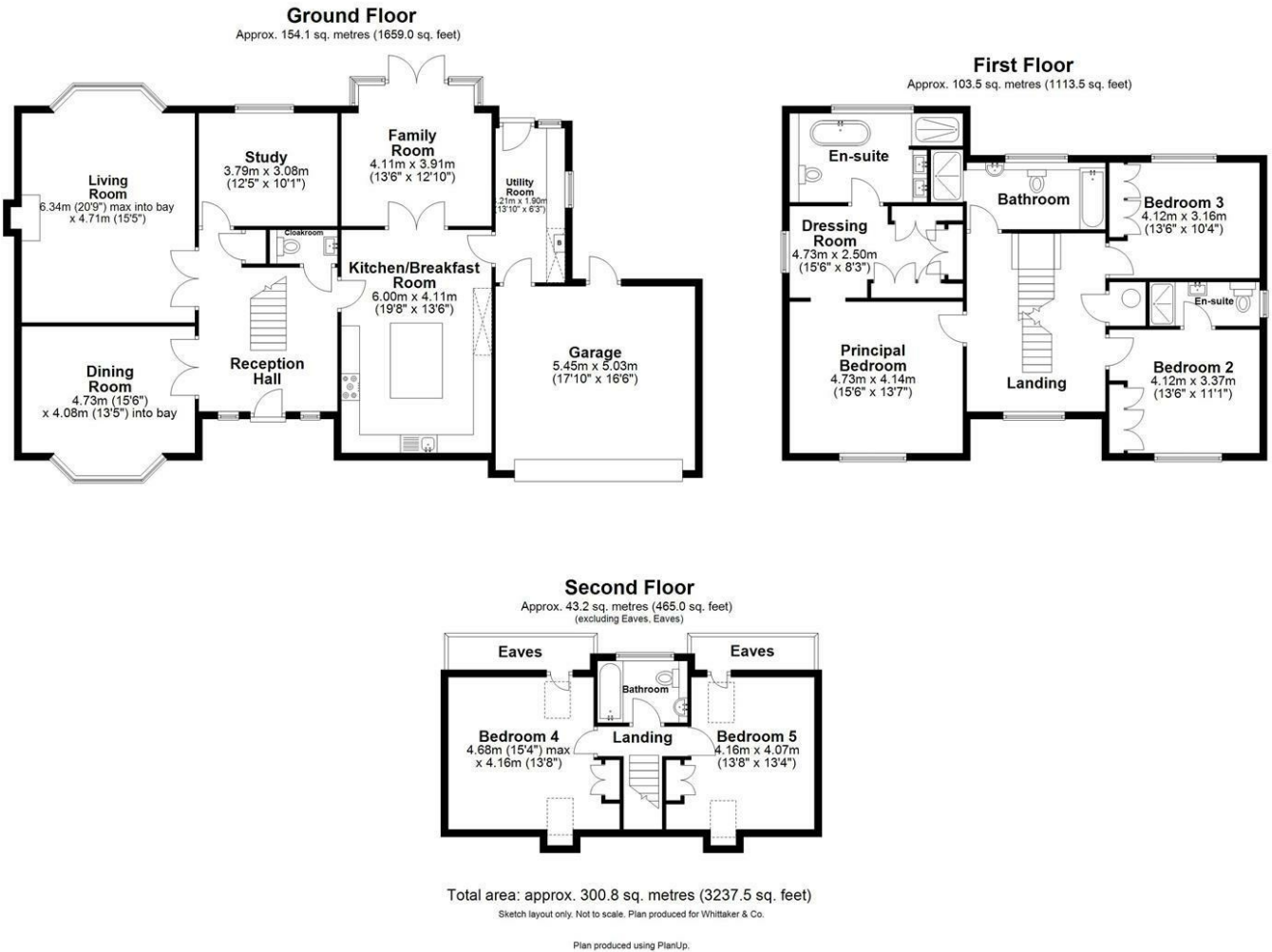
## Garage

17'10" x 16'6" (5.45 x 5.03)





# Floor Plan



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