



## 19 The Broadway Gustard Wood, AL4 8LW

An exceptionally well presented detached modern residence, with a breath taking interior, set in the highly regarded Gustard Wood, a much admired residential area with Commons, stunning open countryside and a golf course.

**Guide price £1,350,000**

# 19 The Broadway

## Gustard Wood, AL4 8LW



- Skilfully remodelled and extended
- Large utility area with great storage space
- 3 Further Double Bedrooms and superb family bathroom
- Outstanding Kitchen/Dining/Living Room
- Family Room and Study
- Beautiful landscaped gardens and off street parking
- The beautifully fitted kitchen area with island, incorporates a selection of appliances
- Master Bedroom with dressing room and beautiful en-suitesShower room
- Harpenden Station and Town Centre (4 miles), Wheathampstead (2 miles), St Albans City Centre (6.7 miles)

### GROUND FLOOR

Entrance Hall

Shower/Cloakroom

Family Room

12'6 x 8'10 (3.81m x 2.69m)

Study

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12'2 x 8'11 (3.71m x 2.72m)

Kitchen/Dining/Living Room

38'9 x 19'7 (11.81m x 5.97m)

Utility and Storage Room

30'8 x 8'2 max (9.35m x 2.49m max)

### FIRST FLOOR

Master Bedroom

15'9 x 12'5 (4.80m x 3.78m)

Dressing Room

En-Suite Shower Room

Bedroom Two

12'2 x 10'6 (3.71m x 3.20m)

Bedroom Three

12'2 x 10'5 (3.71m x 3.18m)

Bedroom Four

10'5 x 9'10 (3.18m x 3.00m)

Family Bathroom

Driveway Parking

Front Garden

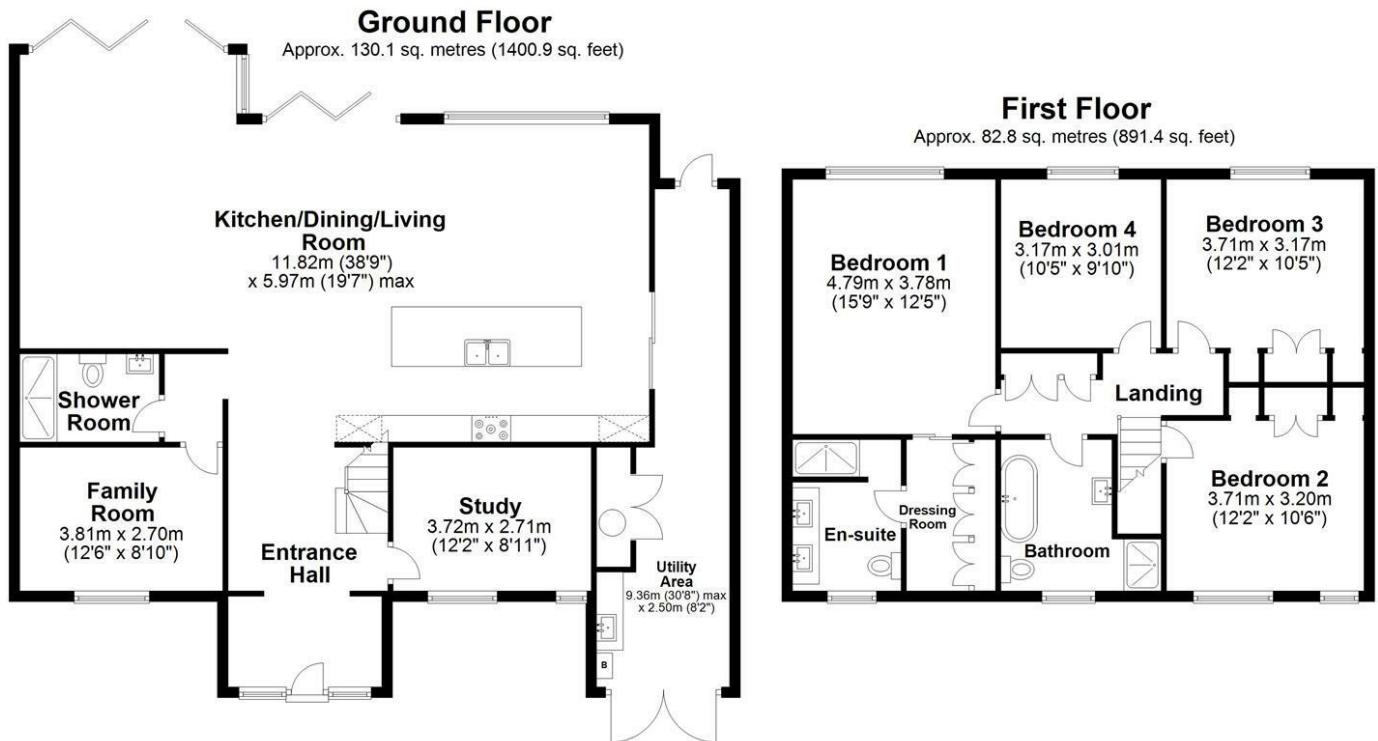
Rear Garden



### Directions



## Floor Plan



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

Plan produced using PlanUp.

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