



Poynings Close

Harpenden, AL5 1JD

Superb family home of circa 2,200 sq ft with an incredible garden of 335ft. Extremely well presented throughout with a large open plan Kitchen / Dining / Family room. Poynings Close is peaceful spot, close to beautiful open countryside. Total plot size circa 0.4 acre.

Guide price £1,375,000

Poynings Close

Harpenden, AL5 1JD



- Well presented throughout
- Three Reception Rooms
- Total plot circa 0.4 acre
- Circa 2,200 sq ft
- Four Bedrooms
- Garage
- Open plan Kitchen / Dining / Family Room
- Garden of 335ft
- Peaceful location

Entrance Hall

Sitting Room

25'11" x 15'7" (7.90 x 4.77)

Kitchen / Dining / Family Room

19'5" (max) x 17'10" (5.94 (max) x 5.45)

Reception Room

16'6" x 7'10" (5.05 x 2.40)

Study

10'6" x 9'6" (3.22 x 2.91)

Utility Room

7'3" x 5'4" (2.23 x 1.63)

Cloakroom

Bedroom One

17'6" (max) x 15'2" (max) (5.35 (max) x 4.63 (max))

En-suite Bathroom

Bedroom Two

13'4" x 10'5" (4.07 x 3.18)

Bedroom Three

11'6" x 10'4" (3.51 x 3.17)

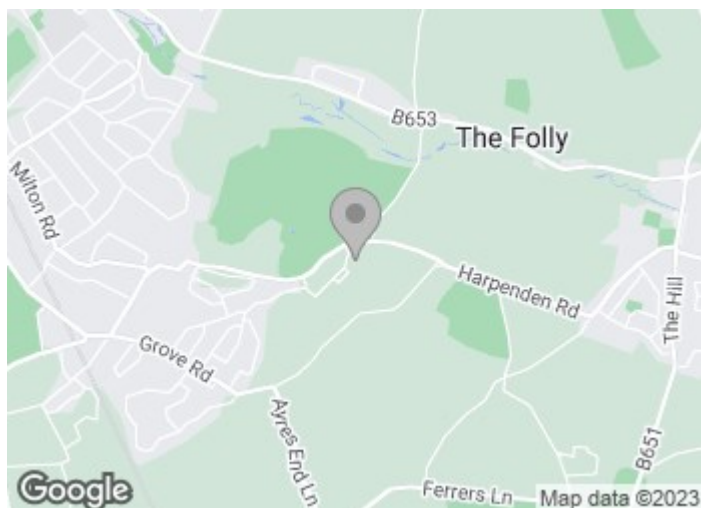
Bedroom Four

12'4" x 9'3" (3.76 x 2.84)

Family Bathroom

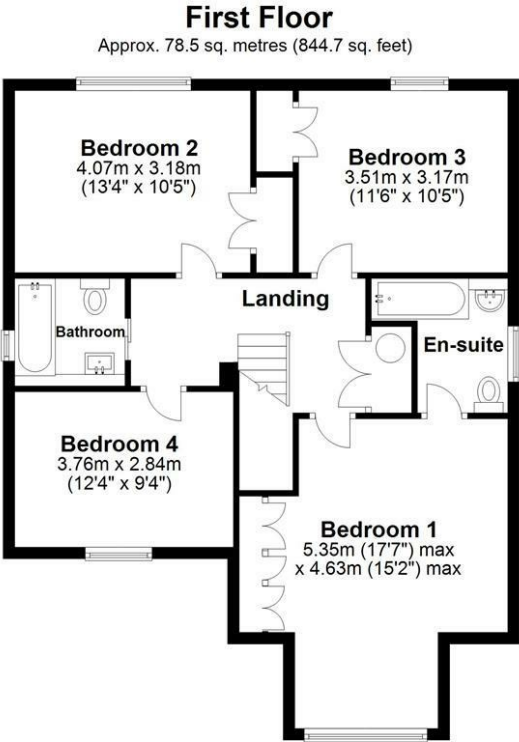
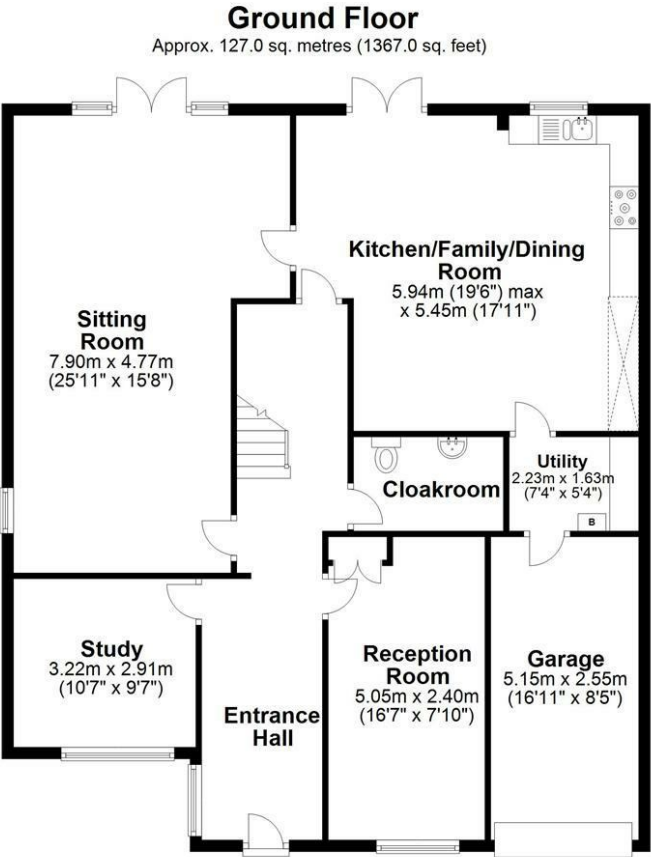
Integral Garage

16'10" x 8'4" (5.15 x 2.55)





Floor Plan



Total area: approx. 205.5 sq. metres (2211.8 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

