



Kinsbourne Green Lane

Harpenden, AL5 3PQ

Impressive character property, with enormous scope for modernisation, set in over 10 acres of land to include a stable block and manege, tennis court and heated swimming pool. Stunning setting, close to Harpenden town centre.

Guide price £3,999,500

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- Character property
- Six Bedrooms
- Heated swimming pool
- Potential for modernisation
- Over 10 acres of land
- Tennis court
- Huge amount of living & entertaining space
- Stable block & manege
- Wonderful countryside setting

Reception Hall

24'5" x 17'1" (7.45 x 5.23)

Kitchen

16'10" x 15'2" (max) (5.14 x 4.63 (max))

Breakfast Room

11'10" x 6'11" (3.62 x 2.11)

Sitting Room

22'8" (max) x 14'11" (6.91 (max) x 4.56)

Dining Room

15'11" x 14'11" (4.86 x 4.56)

Family Room

14'11" x 14'0" (4.56 x 4.27)

Study

11'6" x 8'11" (3.53 x 2.73)

Games Room

23'6" x 12'2" (7.17 x 3.73)

Boot Room

14'6" x 12'0" (4.42 x 3.68)

Cloakroom

Principal Bedroom

20'1" x 14'11" (6.14 x 4.56)

Dressing Room

En-suite Shower Room

Bedroom Two

14'11" x 12'11" (max) (4.56 x 3.95 (max))

Bedroom Three

11'8" (max) x 9'7" (3.57 (max) x 2.94)

Bedroom Four

13'7" (max) x 11'0" (max) (4.15 (max) x 3.36 (max))

Bedroom Five

11'6" x 8'10" (3.53 x 2.71)

Bedroom Six

15'2" (max) x 11'6" (max) (4.63 (max) x 3.53 (max))

Family Bathroom

Integral Double Garage

17'5" x 17'1" (5.31 x 5.21)





