



237 Luton Road Harpenden, AL5 3DE

A particularly inviting family home that has been extremely well cared for and offers huge potential in the future for someone to create their ideal space, including the possibility of creating a self-contained annex with facilities already in place. This detached house of circa 3367 sq ft benefits from six bedrooms, three bathrooms and four reception rooms along with a 120 ft south west facing garden. ****CHAIN FREE****

Guide price £1,450,000

237 Luton Road

Harpenden, AL5 3DE



- ****CHAIN FREE****
- Detached family home of circa 3,367 sq ft
- South west facing garden circa 120 ft
- Six Bedrooms and Three Bathrooms
- Potential for self-contained annex
- Loft Store Room ready for conversion into bathroom
- Walking distance to Harpenden town centre & station
- Close to outstanding primary and secondary schools
- Council Tax Band G

Entrance Hall

Kitchen/Dining Room

38'1" x 10'5" (11.62m x 3.18m)

Utility Room

11'8" x 7'1" (3.56m x 2.18m)

Bathroom

Play Room

20'2" x 11'8" (6.17m x 3.56m)

Lounge

17'3" x 16'11" (5.28m x 5.16m)

Cloakroom

Living Room

16'10" x 10'4" (5.15m x 3.16m)

Study

10'5" x 9'0" (3.20m x 2.75m)

Bedroom One

16'10" x 10'5" (5.15m x 3.18m)

En-suite

Bedroom Two

12'0" x 10'7" (3.68m x 3.23m)

Bedroom Three

11'8" x 9'11" (3.57m x 3.04m)

Bathroom

Bedroom Four

11'8" x 10'5" (3.58m x 3.18m)

Bedroom Five

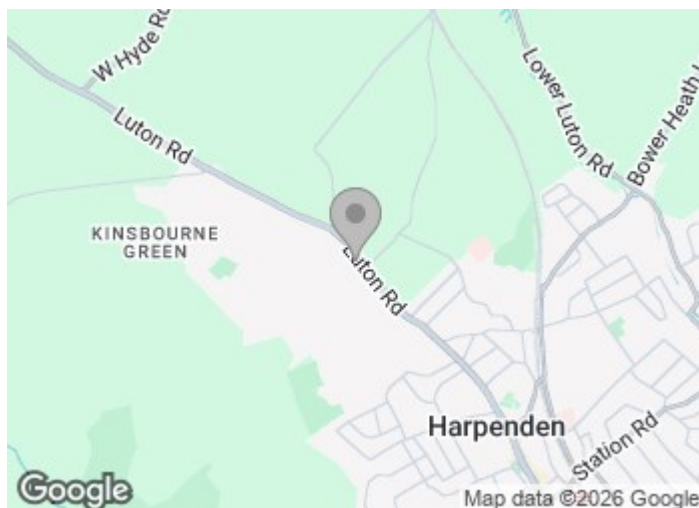
10'5" x 10'5" (3.20m x 3.18m)

Bedroom Six

26'2" x 15'1" (8.00m x 4.60m)

Store

10'6" x 7'6" (3.21m x 2.31m)



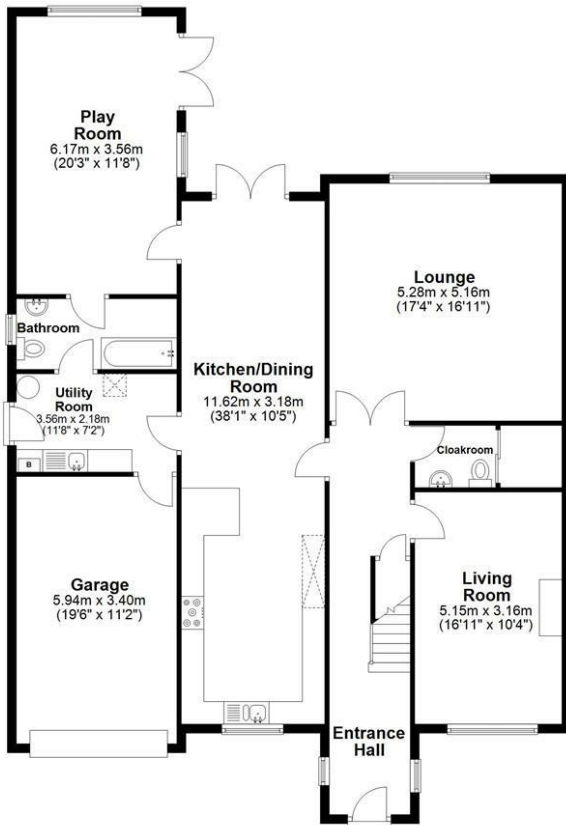
[Directions](#)



Floor Plan

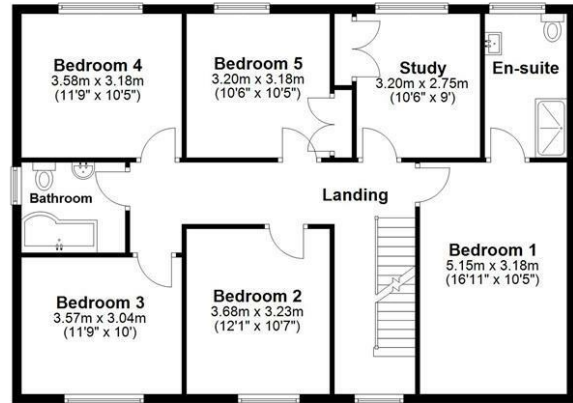
Ground Floor

Approx. 161.0 sq. metres (1732.7 sq. feet)



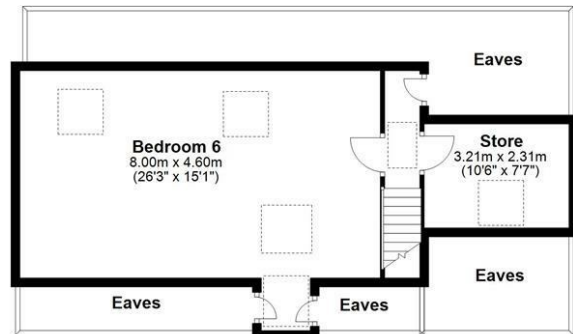
First Floor

Approx. 102.1 sq. metres (1099.0 sq. feet)



Second Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 312.8 sq. metres (3367.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC