



Iris Close

Harpenden, AL5 4GX

Beautifully presented family home, renovated and extended by our clients including new bathrooms. Additional benefit of a Garden Office with a professionally designed low maintenance southerly aspect garden. The property sits within an exclusive private close, it has two car spaces of its own, plus extra visitor parking on the drive. Ideally located for schooling and within walking distance of the town centre and station.

Guide price £950,000

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- Well presented Jarvis built home
- Arranged over three floors
- Well located for excellent schools
- Spacious open plan living
- Garden studio
- Walking distance to the town centre
- Over 1,660 sq ft
- Southerly aspect garden
- Council Tax Band F

Entrance Hall

Cloakroom

Living Room

16'11" x 13'5" (5.16m x 4.10m)

Kitchen/Dining /Family Room

22'7" x 20'3" (6.90m x 6.18m)

Utility

Bedroom Two

12'8" x 11'4" (3.88m x 3.47m)

En-Suite Shower

Bedroom Three

12'5" x 8'7" (3.80m x 2.63m)

Bedroom Four

13'7" x 9'1" (4.15m x 2.78m)

Bathroom

Bedroom One

15'7" x 14'10" (4.76m x 4.53m)

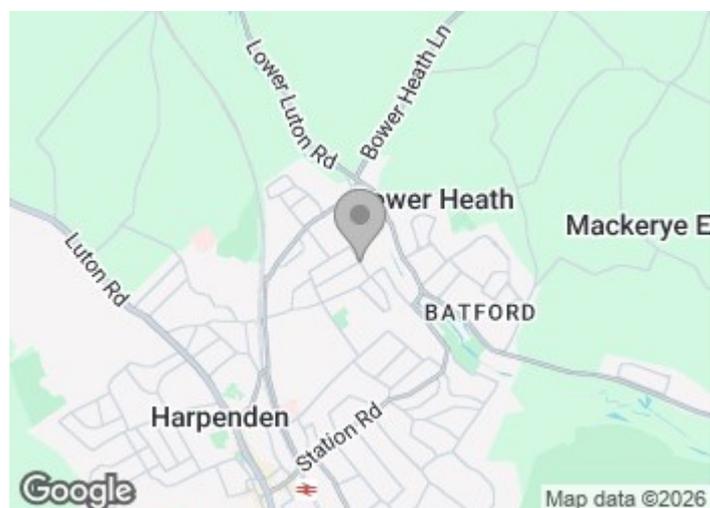
En-suite Bathroom

Home Office

9'10" x 7'10" (3m x 2.39m)

Store

9'10" x 3'8" (3m x 1.13m)





Floor Plan

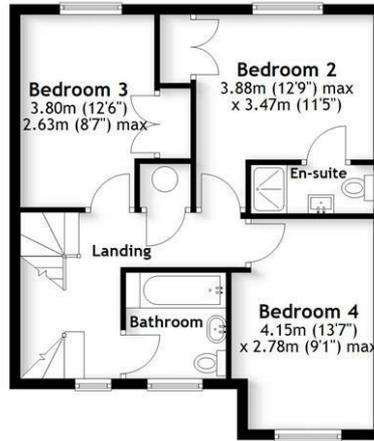
Ground Floor

Main area: approx. 74.2 sq. metres (799.1 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (116.6 sq. feet)



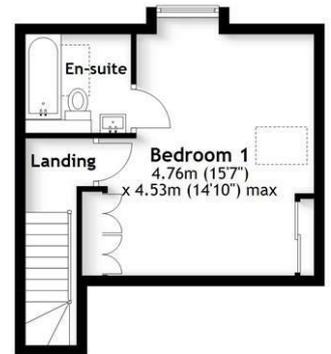
First Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



Second Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Main area: Approx. 155.0 sq. metres (1668.6 sq. feet)
Plus outbuildings, approx. 10.8 sq. metres (116.6 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

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