

Granby Avenue

Harpenden, AL5 5QP

Super family home, presented in extremely good order throughout, with a 110ft private garden. Planning permission for a single storey extension to the rear and further development of the second floor. Granby Avenue is within walking distance of the town centre and station and well placed for schooling.

Guide price £1,125,000

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- Potential to extend to rear
- Two Bathrooms
- Close to town centre & station
- Open plan Kitchen / Diner
- 110ft Garden
- Well placed for schooling
- Three Bedrooms
- Driveway for two cars

Entrance Hall

Lounge / Family Room

22'8" x 14'5" (6.92 x 4.40)

Kitchen / Dining Room

17'5" x 19'8" (5.33 x 6.00)

Playroom

8'4" x 9'2" (2.56 x 2.80)

Utility Room / Cloakroom

5'4" x 9'5" (1.65 x 2.88)

Bedroom One

13'9" x 9'3" (4.20 x 2.84)

Dressing Room

7'9" x 9'3" (2.38 x 2.84)

En-suite Shower Room

Bedroom Two

9'11" x 14'5" (3.03 x 4.40)

Bedroom Three

10'4" x 11'2" (3.15 x 3.41)

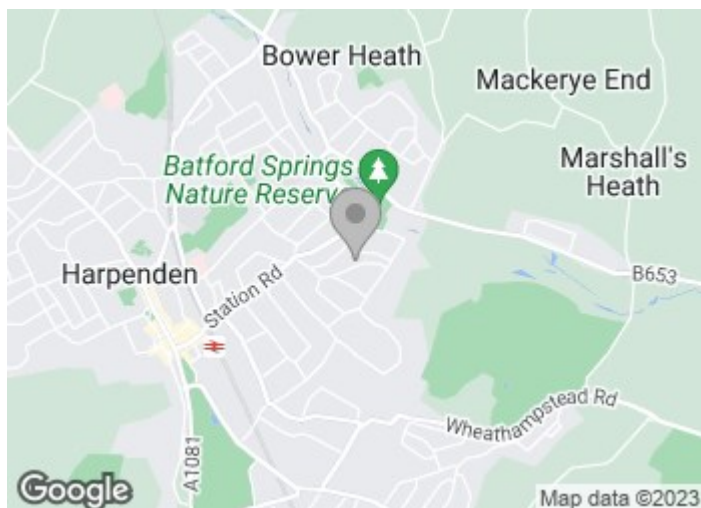
Family Bathroom

Office One

10'8" x 11'5" (3.26 x 3.50)

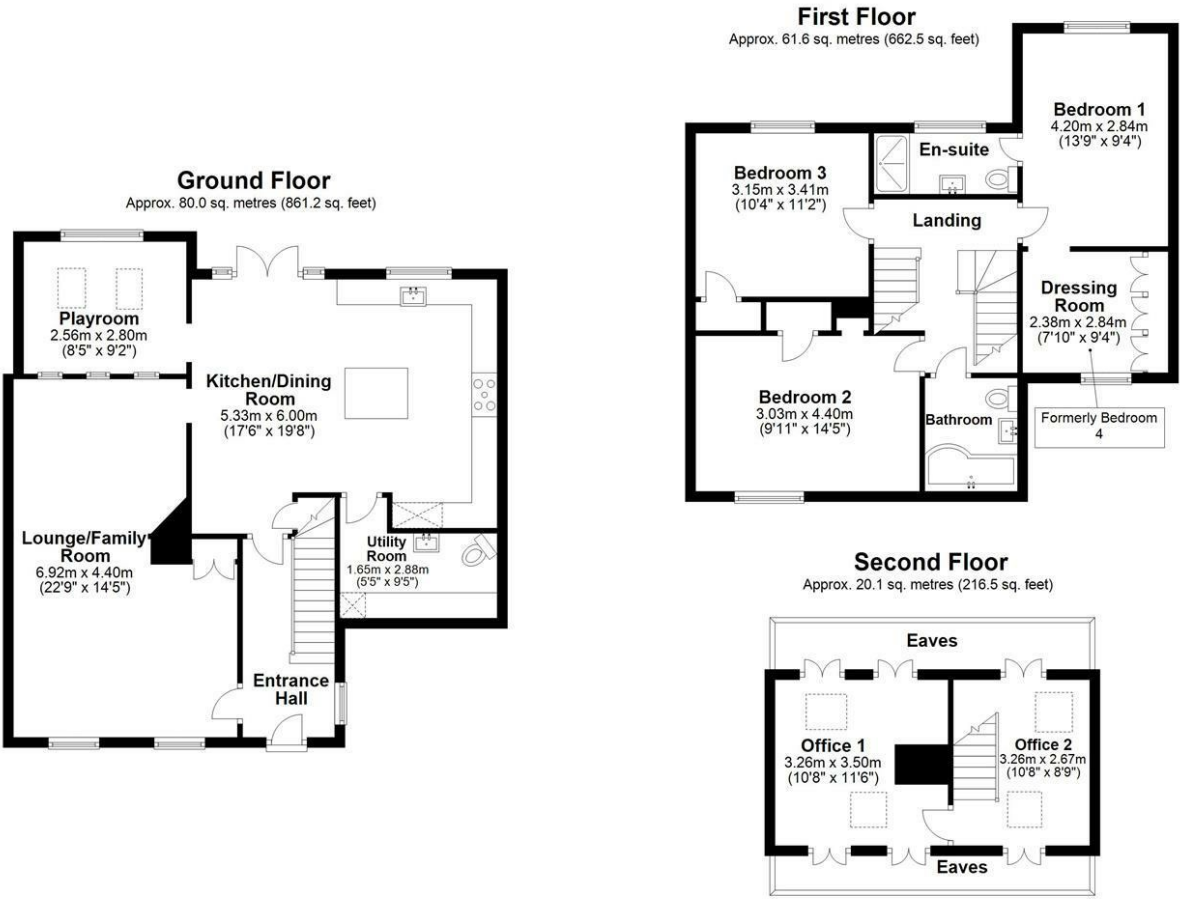
Office Two

10'8" x 8'9" (3.26 x 2.67)





Floor Plan



Total area: approx. 161.7 sq. metres (1740.3 sq. feet)

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

Plan produced using PlanUp.

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