



## Falconers Field

Harpenden, AL5 3EU

A well presented, modern four bedroom family home of circa 2,100 sq ft, with a mature 60ft garden, in the popular Roundwood area. Additional benefit of a double garage. Ideally located for schooling.

**Guide price £1,300,000**

# Falconers Field

Harpenden, AL5 3EU



- Fantastic family home
- Four Bedrooms
- Double Garage & driveway
- Circa 2,100 sq ft
- Two Bathrooms
- Ideally located for schooling
- Plenty of living & entertaining space
- 60ft garden

## Entrance Hall

## Living Room

18'11" x 15'0" (max) (5.78 x 4.58 (max))

## Dining Room

11'11" x 11'10" (3.65 x 3.61)

## Garden Room

9'7" x 9'4" (2.94 x 2.85)

## Kitchen / Breakfast Room

16'0" (max) x 15'0" (4.90 (max) x 4.58)

## Study

9'10" x 8'10" (3.01 x 2.70)

## Cloakroom

## Bedroom One

12'10" x 10'7" (3.93 x 3.24)

## En-suite Shower Room

## Bedroom Two

12'9" x 12'2" (3.89 x 3.72)

## Bedroom Three

16'2" x 9'5" (4.95 x 2.89)

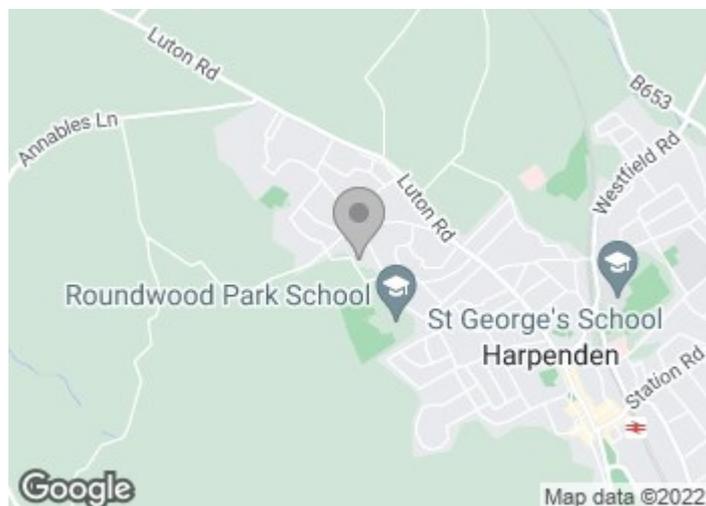
## Bedroom Four

16'4" (max) x 7'9" (5.00 (max) x 2.37)

## Additional Space

9'4" (max) x 8'5" (2.85 (max) x 2.58)

## Family Bathroom

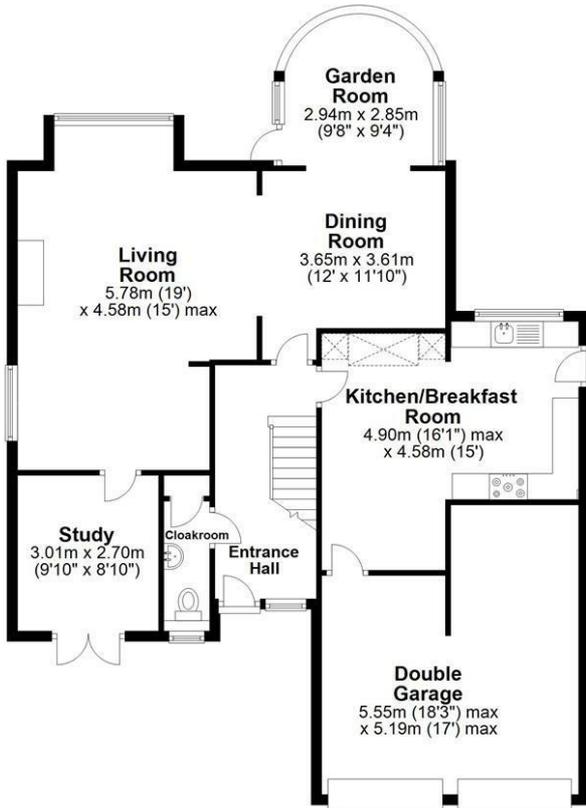




# Floor Plan

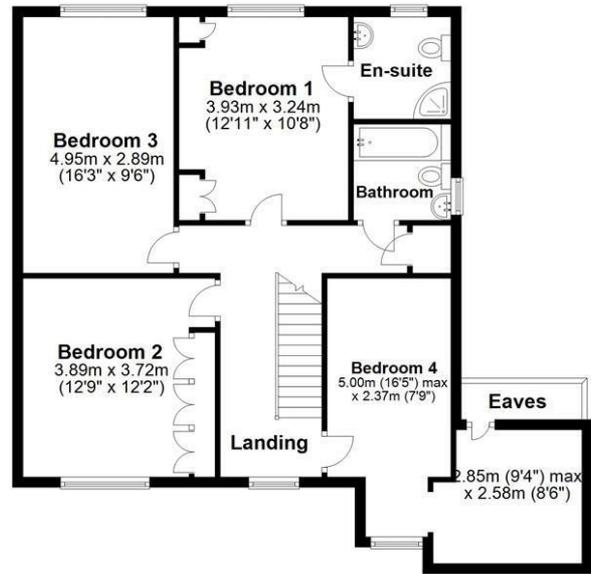
## Ground Floor

Approx. 110.0 sq. metres (1184.4 sq. feet)



## First Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Total area: approx. 191.8 sq. metres (2064.2 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: 63 (Current), 75 (Potential)