



**Westminster Fields , Tuffnells Way, Harpenden, AL5 3HW**



**welcome to**

## **Westminster Fields , Tuffnells Way**

A spacious five double bedroom detached family home situated on a corner plot in this exclusive development in Harpenden. The exceptional home offers two reception rooms, study, utility room, downstairs cloakroom and an impressive open plan kitchen/ family area with bi-fold doors leading on to the south westerly facing rear garden. Further benefits include a modern fitted bathroom, THREE en-suites, double garage and off street parking. The designers at the award winning Shanly Homes have created the perfect mix of homes to suit this beautiful setting and in turn, Westminster Fields will offer a luxury day-to-day living experience within a relaxing community.

### **Entrance Hall**

### **Cloakroom**

### **Study**

13' 1" x 11' 5" ( 3.99m x 3.48m )

### **Lounge**

17' x 14' 1" ( 5.18m x 4.29m )

### **Kitchen**

13' 1" x 10' 2" ( 3.99m x 3.10m )

### **Dining / Family Area**

17' x 13' 1" ( 5.18m x 3.99m )

### **Dining Room**

15' 10" x 10' 10" ( 4.83m x 3.30m )

### **Utility Room**

### **First Floor Accommodation**

### **Master Bedroom**

16' 8" x 16' ( 5.08m x 4.88m )

### **En Suite**

### **Bedroom Three**

14' x 12' 6" ( 4.27m x 3.81m )

### **En Suite**

### **Bedroom Four**

14' 6" x 13' 1" ( 4.42m x 3.99m )

### **Bedroom Five**

11' 2" x 11' ( 3.40m x 3.35m )

### **Bathroom**

### **Second Floor Accommodation**

### **Bedroom Two**

20' 2" x 18' 3" ( 6.15m x 5.56m )

### **En Suite**

### **Bonus / Dressing Room**

12' 2" x 11' ( 3.71m x 3.35m )

### **Outside**

### **Rear Garden**

### **Garage**

### **Agents Notes**

The computer generated images, images, floor plan and room sizes shown are intended to be a guide to the appearance of the development. From time to time, it is necessary for the developer to make architectural changes, kitchen, landscaping and bathroom layouts may vary from those shown and features may change. The information contained in this sales literature does not constitute a contract or warranty and prospective purchasers are advised to check the latest plans and specification.





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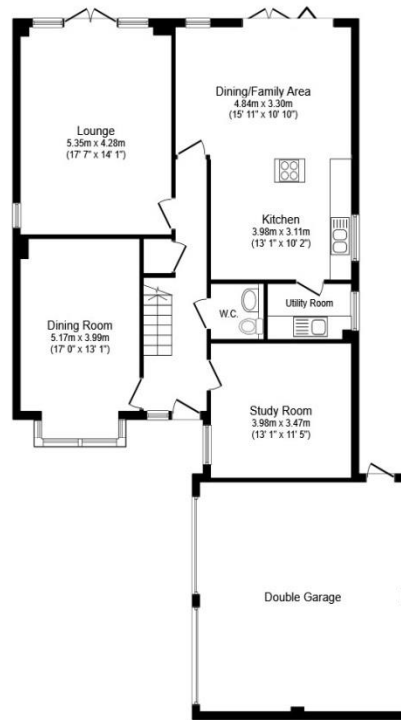
welcome to

## Westminster Fields , Tuffnells Way

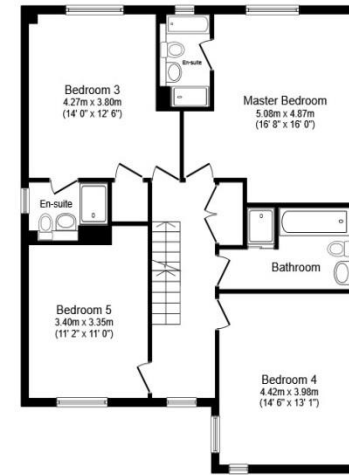
- A five bedroom luxury detached house
- En suites to master, second and third bedrooms
- Professionally designed kitchen featuring fully integrated appliances
- Pleasing community feel
- Contemporary specification

Tenure: Freehold EPC Rating: Exempt

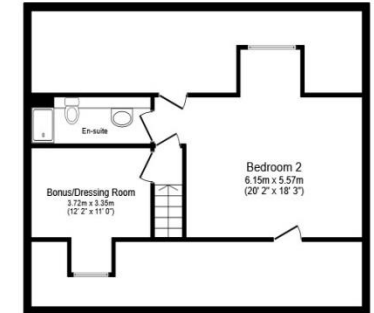
**£1,495,000**



Ground Floor



First Floor



Second Floor

Total floor area 249.6 sq. m. (2,687 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:  
ALB102407 - 0007

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