



Frost's

Tel: 01582 768666

Vaughan Road, AL5 3PE

£1,250,000 Freehold





Our View...

A fine character home situated within an enviable central location in the heart of Harpenden.

This wonderful family home has an imposing façade with parking to the front and accommodation arranged over four floors. The property is superbly presented with a wealth of period features combined with generous sized rooms.

Internally, decoration has created a warm and charming feel with many of the rooms having tasteful fireplaces, stripped exposed floorboards and matching doors. The accommodation comprises; Entrance porch leading to a central hallway with stairs to the first floor, study, family room, dining room with access into the kitchen and also opens into a sitting room overlooking the rear garden with part vaulted ceiling and exposed timbers and French doors out. There is a basement which has been converted into a utility room / cloakroom and is accessed via a door in the hallway. There are five bedrooms, two bathrooms and a shower room over the first and second floors. To the rear is an enclosed garden with patio, planted borders and gated side access.

The property is ideally located with direct access to Harpenden town centre with its range of leisure and shopping facilities, mainline railway station as well as highly regarded schools.

Energy Rating E.



Ground Floor

Entrance Porch

Entrance Hall

Family Room

13'10 x 14'5

Dining Room

14'0 x 11'4

Sitting Room

15'2 x 15'5

Study

11'5 x 10'3

Kitchen

15'3 x 7'4

Cloakroom

First Floor

Bedroom

13'10 x 14'5

Bedroom

9'4 x 12'8

W.C.

Bathroom

Second Floor

Bedroom

11'1 x 12'9

Bedroom

12'9 x 8'1

Bedroom

9'9 x 6'5

Bathroom

Exterior

Driveway

Rear Garden



Agent Note

The pictures were taken in the Spring of 2017 and internal furnishing has since changed.

The parking to the front depends on the size of the car as to the number of cars that can be parked.







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6a Leyton Road, Harpenden, Hertfordshire, AL5 2TL Tel: 01582 768666 Email: sales@frosts.co.uk

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

MONEY LAUNDERING REGULATIONS (2007)

In accordance with the Money Laundering Regulations (2007) we are required to confirm the identity of all buyers of the property. We are also required to keep a record of the evidence we have verified. It may delay agreeing a sale if for any reason we are unable to confirm your identity in the course of establishing a business relationship with you.