



25 Wroxham Way, Harpenden, AL5 4PP

Nova are proud to present this beautiful three bedroom semi-detached home on Wroxham Way offering spacious and well-maintained accommodation in a sought-after cul-de-sac location.

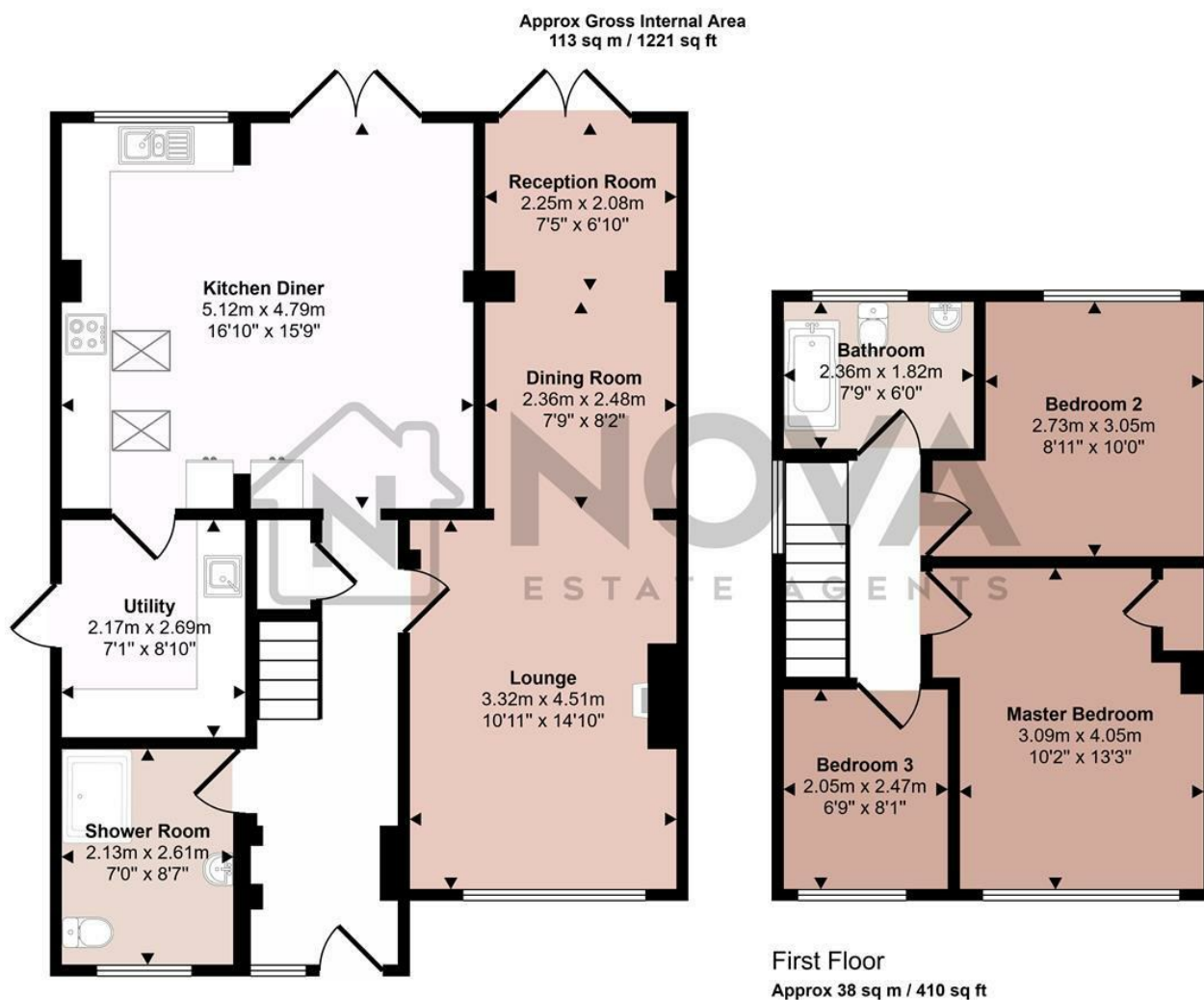
The ground floor features a welcoming entrance hall, modern shower-room, open plan lounge/dining area/ play area, a modern kitchen / breakfast room and a utility area. Upstairs, you'll find three generously sized bedrooms and a stylish family bathroom.

Outside, the property boasts a private driveway and an impressive rear garden with a large patio area, well-kept lawn, and attractive flower beds. There is also excellent potential for further extension, subject to the usual planning permissions.

Situated just off Ox Lane, Wroxham Way is a quiet cul-de-sac ideally located near highly regarded schools and within a mile of Harpenden's town centre and mainline station, perfect for

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Extended
- Modern Decor Throughout
- Open Plan Kitchen/Diner
- Large Garden
- Downstairs Showerroom
- Ample Driveway Parking
- Close to Highly Regarded Schools

£850,000



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC