



## Salisbury Avenue

Harpenden, AL5 2QF

Wonderful family home of circa 2,500 sq ft on this much sought after road, moments from the town centre and well placed for schooling. There is potential to remodel and extend (STPP). The private garden is south west facing and there are the additional benefits of a double garage and plenty of off-street parking.

\*CHAIN FREE\*

**Guide price £2,099,995**

# Salisbury Avenue

Harpenden, AL5 2QF



- Circa 2,500 sq ft
- Garden south west facing
- Close to Rothamsted Park
- Potential to remodel & extend (STPP)
- Double Garage & off-street parking
- Chain Free
- Prime central location
- Well placed for schooling

## Entrance Hall

## Living Room

19'9" x 12'11" (6.04 x 3.95)

## Dining Room

15'8" x 11'5" (4.80 x 3.49)

## Kitchen

12'11" x 10'7" (3.95 x 3.23)

## Breakfast Room

10'5" x 8'7" (3.19 x 2.64)

## Study

11'9" x 11'4" (3.60 x 3.47)

## Utility Room

8'7" x 5'8" (2.64 x 1.75)

## Cloakroom

## Bedroom One

16'7" x 11'5" (5.08 x 3.49)

## En-suite Shower Room

## Bedroom Two

12'0" x 11'7" (3.66 x 3.55)

## Bedroom Three

13'0" x 10'8" (3.97 x 3.26)

## Bedroom Four

15'5" x 10'3" (4.72 x 3.13)

## Bedroom Five

13'0" x 7'10" (3.98 x 2.40)

## Family Bathroom

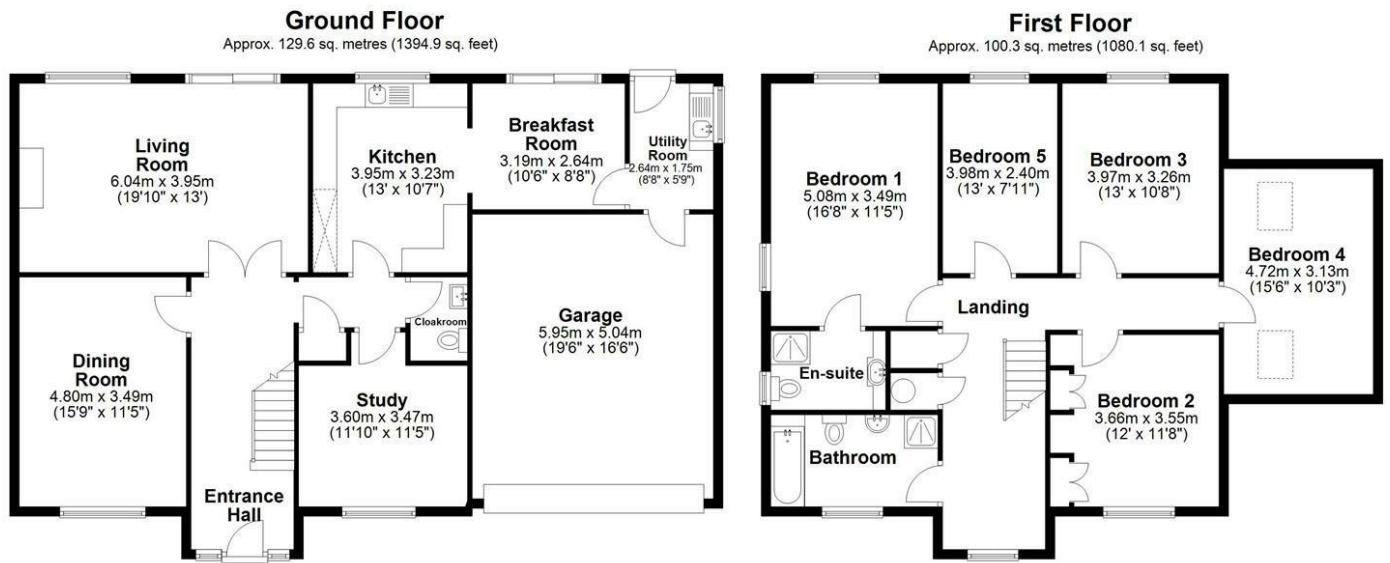
## Integral Double Garage

19'6" x 16'6" (5.95 x 5.04)





# Floor Plan



Total area: approx. 229.9 sq. metres (2475.0 sq. feet)

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

Plan produced using PlanUp.

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