











West Common Grove

Harpenden, AL5 2LL

Set on a plot of circa 0.3 acre, with an 140ft south west facing garden, this wonderful family home offers huge potential to extend or redevelop (STPP). This is a peaceful cul de sac in the ever popular West Common area. Close to open countryside and within a short drive of the town centre & station. \*CHAIN FREE\*,

# West Common Grove

# Harpenden, AL<sub>5</sub> 2LL







 $3 \equiv E$ 

- Plot 0.33 acre
- Well proportioned rooms
- Short drive to town centre & station
- Large Garage
- Chain Free
- Garden 140ft south west facing
   Potential to extend / redevelop (STPP)
  - Popular West Common location

#### **Entrance Hall**

# Living Room

23'3" (max) x 19'1" (7.10 (max) x 5.83)

## **Dining Room**

14'10" x 13'1" (4.53 x 3.99)

#### Kitchen / Breakfast Room

14'0" x 12'9" (max) (4.28 x 3.90

(max))

## **Family Room**

19'2" x 12'9" (5.85 x 3.89)

#### Conservatory

13'0" x 9'10" (3.98 x 3.01)

# **Utility Room**

6'6" x 5'8" (2.00 x 1.75)

### **Pantry**

#### Cloakroom

#### Bedroom One

14'1" x 13'1" (4.30 x 3.99)

#### **En-suite Bathroom**

#### Bedroom Two

13'9" x 10'1" (4.21 x 3.08)

#### Bedroom Three

10'2" x 9'8" (3.10 x 2.96)

#### Bedroom Four / Study

10'2" x 9'8" (3.10 x 2.96)

#### **Shower Room**

## **Integral Garage**

38'5" x 10'10" (max) (11.73 x 3.31

(max))



















# **Ground Floor** Main area: approx. 199.5 sq. metres (2147.8 sq. feet) Plus garage, approx. 37.7 sq. metres (405.6 sq. feet) Conservatory 3.98m x 3.01m (13' x 9'11") Room 7.10m (23'3") max x 5.83m (19'1") Bedroom 1 Dining Room En-suite 4.30m x 3.99m (14'1" x 13'1") 4.53m x 3.99m (14'10" x 13'1") Kitchen/Breakfast Room 4.28m (14'1") x 3.90m (12'10") max Entrance **Garage** 11.73m (38'6") 3.31m (10'10") max Hall Study/ 3.86m x 3.21m (12'8" x 10'6") Bedroom 3 3.10m x 2.96m (10'2" x 9'8") Bedroom 2 Bedroom 4 4.21m x 3.08m (13'10" x 10'1") 3.10m x 2.96m (10'2" x 9'8") Pantry Family Room 5.85m x 3.89m (19'2" x 12'9") Main area: Approx. 199.5 sq. metres (2147.8 sq. feet)

Plan produced using PlanUp.

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

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