











# Sun Lane

## Harpenden, AL5 4EX

The Potting Shed is a beautiful period property - originally the Gardener's Cottage for Harpenden Lodge - in a fantastic central location, moments from both the High Street & Lydekker Park. Charming private garden, plus parking for two cars.

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- Circa 1,900 sq ft
- Private garden
- Close to Lydekker Park
- Open plan Kitchen / Dining Room
- Parking for two cars
- Period property

- Plenty of living & entertaining space
- Moments from High Street

#### **Entrance Hall**

### Living Room

12'10" (max) x 20'8" (3.93 (max) x <sup>3.92)</sup>

6.30)

## Kitchen / Diner

16'0" x 22'5" (max) (4.90 x 6.84

(max))

#### **Family Room**

18'9" x 12'10" (max) (5.72 x 3.92

(max))

### Study

10'7" x 7'9" (3.25 x 2.37)

Cloakroom

Utility

#### Bedroom One

11'7" (max) x 12'10" (3.54 (max) x

Bedroom Two

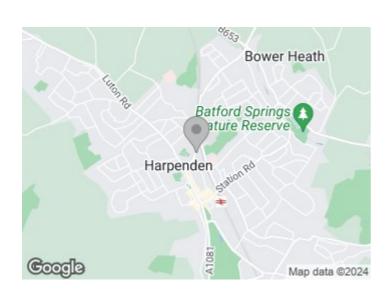
10'11" x 12'6" (3.34 x 3.82)

Bedroom Three

12'7" x 9'6" (3.84 x 2.90)

**En-suite Shower Room** 

**Family Bathroom** 



















#### **Ground Floor First Floor** Approx. 73.7 sq. metres (793.0 sq. feet) Approx. 102.0 sq. metres (1097.5 sq. feet) Living Room 3.93m (12'11") max x 6.30m (20'8") Bedroom 1 Bathroom Bedroom 2 **Family** 3.54m (11'7") max x 3.92m (12'10") Utility 3.34m x 3.82m (10'11" x 12'6") Room Inner 5.72m (18'9") x 3.92m (12'10") max Hall Landing Hall Bedroom 3 3.84m x 2.90m (12'7" x 9'6") Kitchen/Diner Bedroom 4 4.87m x 2.37m (16' x 7'9") 4.90m (16'1") 6.84m (22'5") max **Study** 3.25m x 2.37m (10'8" x 7'9")

Total area: approx. 175.6 sq. metres (1890.5 sq. feet)

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

Plan produced using PlanUp.

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