



## The Uplands

Harpenden, AL5 2PG

Stunning home of circa 4,800 sq ft, reconfigured and fully refurbished by our clients - to an extremely high specification - and arranged over three floors. Huge amount of living and entertaining space with well proportioned rooms. The 95ft garden has a southerly aspect and includes an Arctic Cabin. The Uplands is a peaceful spot, in the popular West Common area.

**Guide price £3,250,000**

# The Uplands

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- Circa 4,800 sq ft
- Fully refurbished by our clients
- High specification throughout
- Open plan Kitchen / Dining / Family Room
- Arranged over three floors
- Garden 95ft, southerly aspect
- Arctic cabin - heated & insulated
- Close to open fields
- Popular West Common location

## Entrance Hall

16'4" (max) x 27'1" (5.00 (max) x 8.27)

## Drawing Room

17'10" x 22'7" (5.45 x 6.89)

## Kitchen / Dining / Family Room

25'9" (max) x 31'9" (max) (7.85 (max) x 9.68 (max))

## Study

16'5" x 12'2" (5.01 x 3.72)

## Utility Room

9'7" (max) x 14'5" (2.94 (max) x 4.41)

## Shower Room

## Cloakroom

## Bedroom One

13'7" x 14'0" (4.16 x 4.29)

## Dressing Room

## En-suite Shower Room

## Bedroom Two

14'8" x 13'11" (4.48 x 4.25)

## En-suite Shower Room

## Bedroom Three

15'1" (max) x 15'4" (4.62 (max) x 4.69)

## En-suite Bathroom

## Bedroom Four

20'11" x 16'6" (max) (6.38 x 5.05 (max))

## Walk-in Wardrobe

## En-suite Shower Room

## Bedroom Five

19'5" x 14'4" (5.92 x 4.37)

## Bedroom Six

13'8" x 17'11" (4.18 x 5.47)

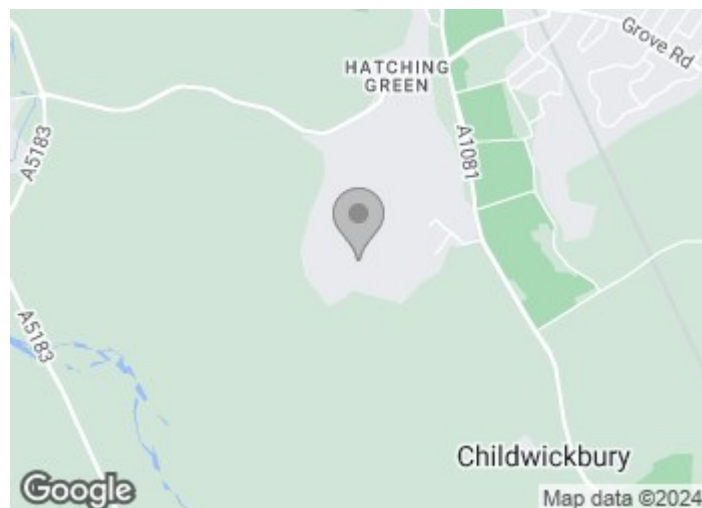
## Shower Room

## Store Room

5'5" x 18'0" (1.66 x 5.49)

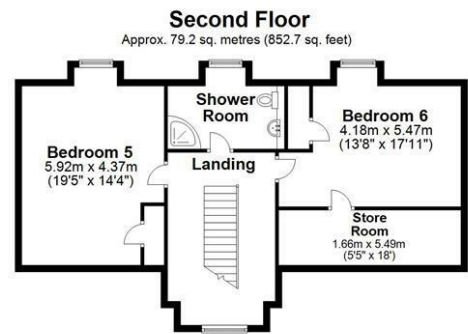
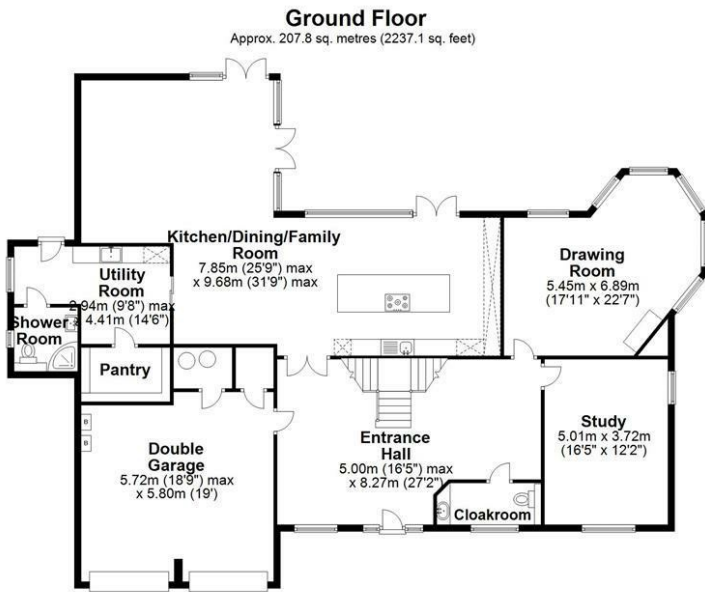
## Integral Double Garage

18'9" (max) x 19'0" (5.72 (max) x 5.80)





# Floor Plan



Total area: approx. 443.6 sq. metres (4774.7 sq. feet)

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

Plan produced using PlanUp.

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