



Pondwick Road Harpenden, AL5 2HG

Extremely well presented family home of circa 2,200 sq ft with an open plan Kitchen / Dining / Family room which backs onto the wonderful 150 ft garden (westerly aspect). There is potential to extend (STPP). A peaceful location which is ideal for schooling and within walking distance of the town centre and station.

Guide price £1,595,000

Pondwick Road

Harpenden, AL5 2HG



- Circa 2,200 sq ft
- Potential to extend (STPP)
- Well placed for schooling
- Open plan living space
- Garden 150ft, westerly aspect
- Walking distance to town centre & station
- Well presented throughout
- Garage & off-street parking

Entrance Hall

Living Room

16'11" x 11'10" (5.16 x 3.62)

Dining Room

22'2" (max) x 13'2" (max) (6.76 (max) x 4.02 (max))

Kitchen / Dining / Family Room

19'5" (max) x 18'4" (5.94 (max) x 5.60)

Study

16'7" x 8'4" (max) (5.06 x 2.55 (max))

Utility Room

8'7" x 7'2" (2.63 x 2.19)

Cloakroom

Bedroom One

13'2" x 11'11" (4.03 x 3.64)

Dressing Room

12'7" x 9'11" (3.86 x 3.04)

En-suite Shower Room

Bedroom Two

14'1" x 11'11" (4.31 x 3.64)

Bedroom Three

9'10" x 9'9" (3.02 x 2.99)

Bedroom Four

11'11" x 8'2" (3.65 x 2.49)

Family Bathroom

Integral Garage

16'6" x 8'7" (5.05 x 2.63)





