



## Hammonds Hill

Harpenden, AL5 2LU

Rare opportunity to acquire a wonderful family home in this small development - built by highly regarded local firm, Jarvis, 25 years ago - and set on a south facing plot of a third of an acre. With well proportioned rooms, there is circa 2,500 sq ft of living and entertaining space. Hammonds Hill is in the peaceful West Common area and within a short drive of Harpenden town centre and station.

**Guide price £2,250,000**

# Hammonds Hill

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- Circa 2,500 sq ft
- Well proportioned rooms
- Short drive to town centre & station
- Plot third of an acre, South facing
- Double Garage with electric charger & off-street parking
- Close to Rothamsted Estate
- Jarvis built
- Peaceful West Common location

## Entrance Hall

## Living Room

22'11" x 14'1" (max) (7.00 x 4.30 (max))

## Kitchen

13'8" x 10'11" (4.19 x 3.35)

## Breakfast Room

10'11" x 7'3" (3.35 x 2.23)

## Dining Room

14'0" x 12'7" (4.29 x 3.85)

## Family Room

12'11" x 12'9" (max) (3.95 x 3.90 (max))

## Study

13'9" x 9'8" (4.21 x 2.95)

## Utility Room

8'0" x 6'2" (2.46 x 1.88)

## Cloakroom

## Bedroom One

14'7" x 11'10" (4.46 x 3.61)

## En-suite Shower Room

## Bedroom Two

12'5" x 11'4" (3.79 x 3.46)

## En-suite Shower Room

## Bedroom Three

10'5" x 10'2" (3.19 x 3.11)

## Bedroom Four

10'10" x 10'9" (3.32 x 3.29)

## Bedroom Five

12'0" x 10'0" (3.67 x 3.07)

## Family Bathroom

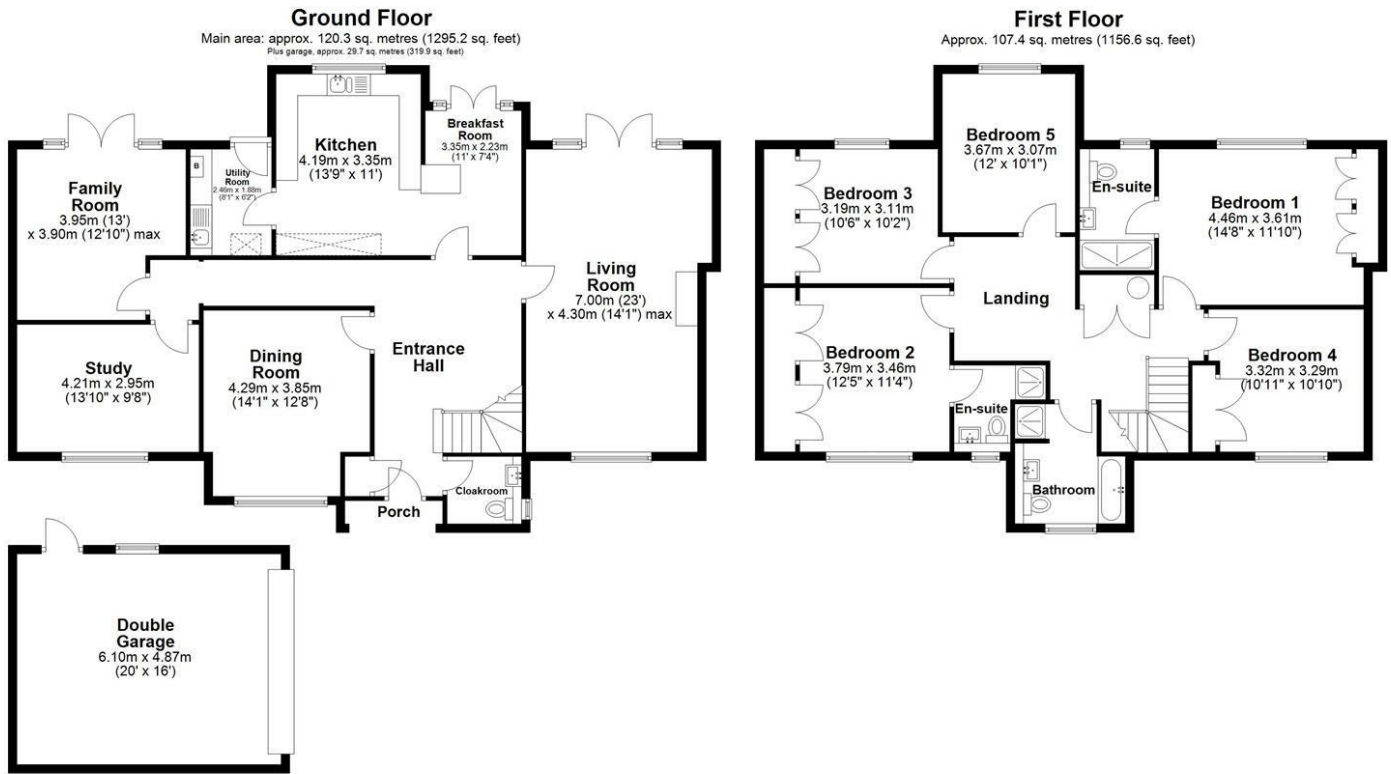
## Double Garage

20'0" x 15'11" (6.10 x 4.87)





# Floor Plan



Main area: Approx. 227.8 sq. metres (2451.8 sq. feet)  
Plus garage, approx. 29.7 sq. metres (319.9 sq. feet)

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

Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	