



## The Common

Harpenden, AL5 3PE

Stunning family home of circa 3,900 sq ft in a wonderful semi-rural setting, moments from Kinsbourne Common and within easy reach of the town centre and station. The 85ft south facing garden includes a heated swimming pool and Pool House. Includes land to the front - total plot circa 1.2 acre. \*CHAIN FREE\*.

**Guide price £2,850,000**

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- Fully renovated by our clients
- Circa 3,900 sq ft
- Open plan Kitchen / Dining / Family Room
- Principal Bedroom Suite with balcony
- Heated swimming pool & pool house
- Garden 85ft, south facing
- Includes land to front
- Garage & plenty of parking
- Semi-rural location

#### Entrance Hall

15'3" x 13'10" (4.67 x 4.24)

#### Living Room

25'1" x 16'4" (max) (7.66 x 5.00 (max))

#### Kitchen / Breakfast / Family Room

31'1" x 24'4" (9.49 x 7.44)

#### Dining Room

16'10" x 12'9" (5.15 x 3.90)

#### Sitting Room

17'2" x 13'1" (5.24 x 4.00)

#### Utility Room

12'8" x 5'10" (3.88 x 1.80)

#### Cloakroom

#### Bedroom One

20'6" (max) x 10'11" (6.25 (max) x 3.33)

#### Dressing Room

#### En-suite Bathroom

#### Balcony

#### Bedroom Two

22'1" (max) x 11'5" (6.75 (max) x 3.50)

#### Dressing Room

#### En-suite Shower Room

#### Bedroom Three

14'2" x 12'6" (max) (4.32 x 3.83 (max))

#### En-suite Shower Room

#### Bedroom Four

13'1" x 8'2" (4.00 x 2.51)

#### Bedroom Five

11'0" x 9'4" (3.37 x 2.86)

#### Family Shower Room

#### Integral Garage

18'6" x 18'0" (5.66 x 5.50)

#### Swimming Pool

33'0" x 15'10" (10.06 x 4.84)

#### Pool House

12'4" x 9'1" (3.78 x 2.79)





