



Coleswood Road

Harpenden, AL5 1EF

Extended and refurbished by our clients, this family home of circa 1,135 sq ft is arranged over three floors and extremely well presented throughout. Additional benefit of a Home Office and a Garage (for storage purposes), with an electric car charger. Close to the amenities of Southdown, well placed for outstanding Ofsted schooling and a short walk to the town centre and station.

Guide price £685,000

Coleswood Road

Harpenden, AL5 1EF



- Extended & refurbished by our clients
- Home Office
- Low maintenance Garden
- Arranged over three floors
- Garage for storage
- Well placed for local outstanding Ofsted schools
- Circa 1,135 sq ft
- Electric car charger
- Close to amenities of Southdown

Entrance Hall

Family Bathroom

Living Room

Bedroom One

14'0" (max) x 10'5" (4.29 (max) x 3.19)

14'9" x 13'5" (4.50 x 4.10)

Kitchen / Dining Room

19'8" x 10'5" (6.00 x 3.19)

En-suite Shower Room

Garage (storage)

12'0" x 9'2" (3.68 x 2.81)

Utility Room

8'5" x 6'5" (2.58 x 1.96)

Home Office

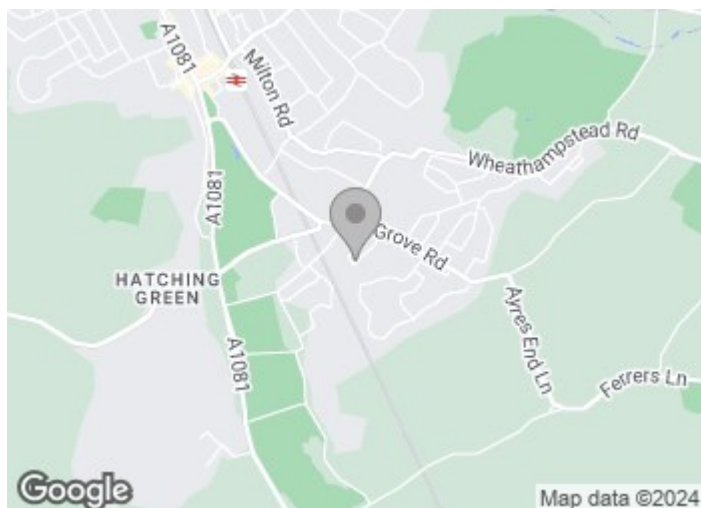
11'5" x 8'4" (3.49 x 2.56)

Bedroom Two

11'10" x 10'11" (3.63 x 3.35)

Bedroom Three

11'10" x 8'3" (3.63 x 2.52)

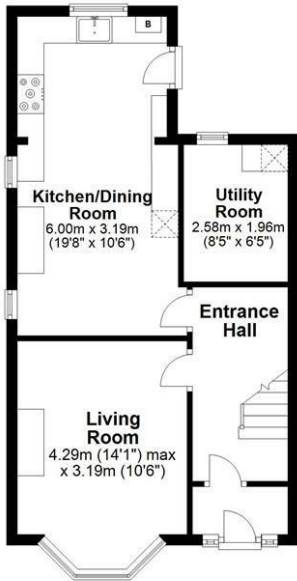
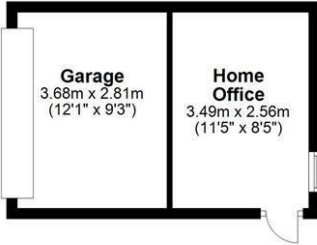




Floor Plan

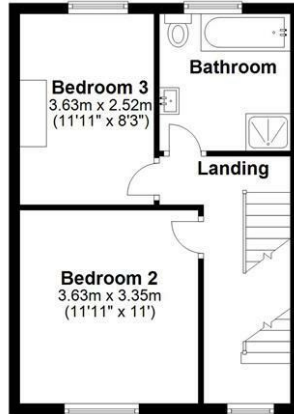
Ground Floor

Main area: approx. 44.3 sq. metres (476.8 sq. feet)
Plus home office & garage, approx. 19.7 sq. metres (211.6 sq. feet)



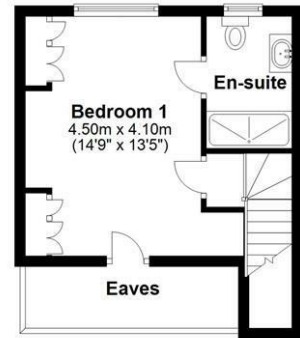
First Floor

Approx. 37.3 sq. metres (401.6 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.1 sq. feet)



Main area: Approx. 105.2 sq. metres (1132.5 sq. feet)

Plus home office & garage, approx. 19.7 sq. metres (211.6 sq. feet)

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

Plan produced using PlanUp.

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