



## Southdown Road

Harpenden, AL5 1PQ

Spacious Edwardian Villa arranged over four floors in a fantastic central location with lovely views over Harpenden Common. Beautifully presented throughout and walking distance to Harpenden station & excellent schools.

**Guide price £1,375,000**

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- Large family home over four floors
- Over 2300 sq ft
- Parking for two cars
- 78 ft Garden
- Walking distance to the station & excellent schools
- Huge basement
- Overlooking Harpenden Common

## Entrance Hall

## En-Suite Shower Room

## Living Room

16'2" x 12'10" (4.95m x 3.93m)

## Bedroom Two

11'2" x 12'4" (3.42m x 3.77m)

## Dining Room

11'0" x 11'5" (3.36m x 3.49m)

## Bedroom Three

11'0" x 11'7" (3.37m x 3.54m)

## Cloakroom

## Bedroom Four

6'10" x 8'8" (2.09m x 2.65m)

## Kitchen / Breakfast Room

27'7" x 18'1" (8.42m x 5.52m)

## Bathroom

## Study / Play Room

9'9" x 10'8" (2.98m x 3.27m)

## Bedroom Five

14'0" x 9'10" (4.28m x 3m)

## Family Room

15'8" x 17'8" (4.80m x 5.39m)

## Shower Room

## Bedroom One

15'10" x 11'0" (4.85m x 3.37m)





