



## Grove Road

Harpenden, AL5 1QG

Beautifully refurbished period cottage with open plan living space and a 50ft south facing garden. Moments from both the amenities of Southdown and The Common and within walking distance of Harpenden town centre and station. \*CHAIN FREE\*

Offers in excess of £485,000

# Grove Road

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- Immaculately presented
- Open plan living space
- Close to The Common
- Refurbished by our clients
- Garden 50ft, south facing
- Walking distance to town centre & station
- Period cottage
- Moments from amenities of Southdown
- Chain Free

## Entrance Hall

## Living Room

20'10" (max) x 11'1" (max) (6.37 (max) x 3.38 (max))

## Kitchen

6'11" x 7'10" (2.12 x 2.40)

## Bedroom One

11'4" x 11'1" (max) (3.47 x 3.38 (max))

## Bedroom Two

9'6" x 5'2" (max) (2.91 x 1.58 (max))

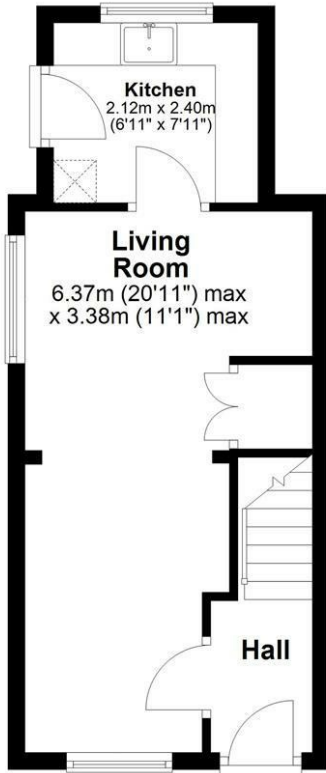
## Shower Room





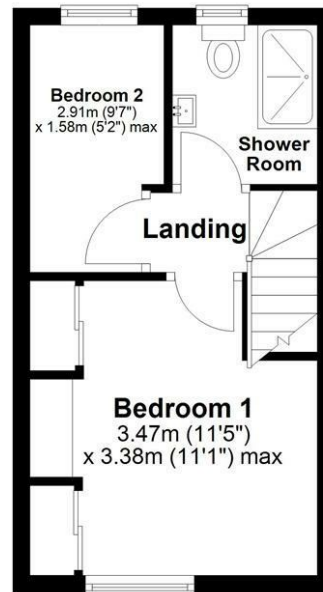
### Ground Floor

Approx. 26.9 sq. metres (289.0 sq. feet)



### First Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



Total area: approx. 48.6 sq. metres (523.4 sq. feet)

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

Plan produced using PlanUp.

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