



The Warren

Harpenden, AL5 2NQ

A Jarvis new build house, arranged over three floors, to include a basement with Cinema Room, Gym/Games Room, Shower Room and Home Office. The Warren is a mature, sought after West Common cul-de-sac. The successful purchaser will be able to have plenty of input. Potential to purchase the land separately and make a substantial saving in Stamp Duty.

Guide price £2,500,000

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- Kitchen with Siemens appliances
- Underfloor heating
- Landscaped gardens to front & rear
- Porcelanosa tiling
- Solar panels
- Air source heat pump
- Wired for cinema projector and sound

Hall	Bedroom Two 14'9" x 12'5" (4.51 x 3.80)	Shower Room
Living Room 18'6" x 16'10" (5.64 x 5.14)	En suite	Garage 19'6" x 10'7" (5.95 x 3.24)
Kitchen/Dining / Family Room 32'1" x 18'8" (9.78 x 5.69)	Bedroom Three 13'2" x 13'1" (4.02 x 4.01)	
Study 12'8" x 10'5" (3.88 x 3.18)	Bedroom Four 13'5" x 11'5" (4.10 x 3.49)	
Utility Room	Bathroom	
Cloakroom	Gym/Games Room 24'1" x 16'4" (7.35 x 5.00)	
Bedroom One 18'8" x 14'1" (5.69 x 4.31)	Cinema 26'9" x 12'8" (8.16 x 3.88)	
Dressing Room	Home Office 16'7" x 9'11" (5.07 x 3.04)	
En suite		

Floor Plan

R/O 7 Dellcroft Way, Harpenden



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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