



The Deerings

Harpenden, AL5 2PF

Set on a plot of 0.25 acre, this family home of circa 1,600 sq ft offers potential to extend (STPP). The beautiful 100 ft garden has a southerly aspect. A peaceful spot in the popular West Common area, within easy reach of Harpenden town centre and station. *CHAIN FREE*.

Guide price £1,400,000

The Deerings

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- Plot of 0.25 acre
- Garden 100 ft, southerly aspect
- Within easy reach of Harpenden
- Potential to extend (STPP)
- Double Garage
- Chain Free
- Circa 1,600 sq ft
- Peaceful location

Entrance Hall

En-suite Shower Room

Living Room

Bedroom Two

20'7" (max) x 11'10" (6.28 (max) x 3.62)

Bedroom Three

Study Area

8'3" x 5'8" (2.52 x 1.74)

9'4" (max) x 8'2" (2.86 (max) x 2.49)

Dining Room

11'1" x 8'11" (3.39 x 2.73)

Bedroom Four

8'8" x 8'2" (2.65 x 2.49)

Kitchen

14'5" x 7'1" (4.41 x 2.18)

Shower Room

Utility Room

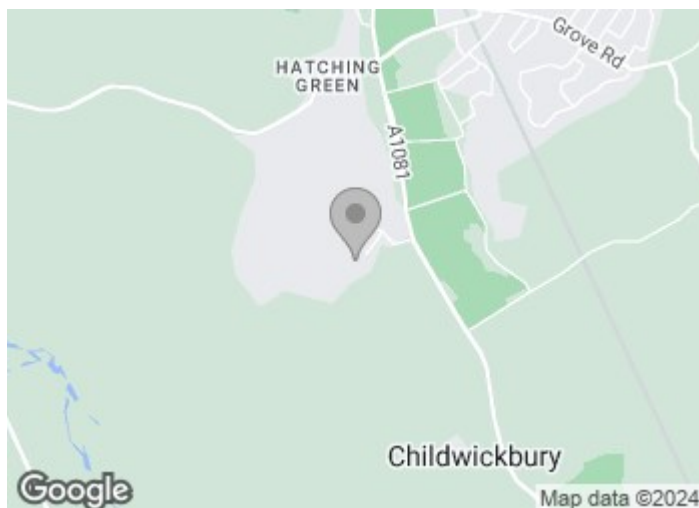
Integral Garage

17'5" (max) x 15'10" (5.32 (max) x 4.84)

WC

Bedroom One

13'8" x 11'7" (4.17 x 3.54)

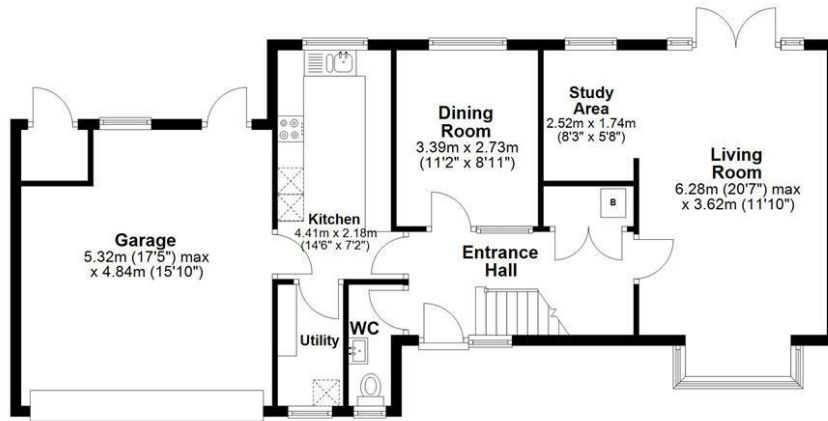




Floor Plan

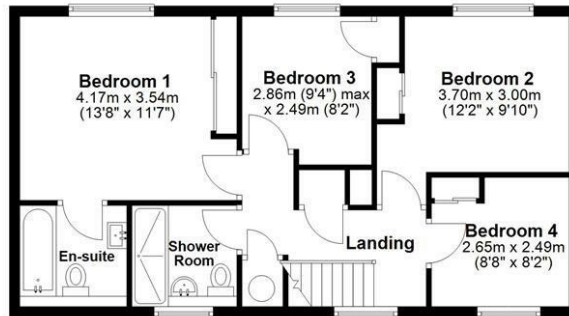
Ground Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



Total area: approx. 147.5 sq. metres (1588.1 sq. feet)

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

Plan produced using PlanUp.

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