











Meadow Walk Harpenden, AL5 5TG

Viewing Day on Saturday 13th July With a fabulous 8oft south west facing garden, this charming home of circa 1,100 sq ft offers huge potential to extend, both to the side and rear (STPP). Close to the amenities of Southdown and within a short walk of Harpenden town centre and station. Well placed for schooling.

Meadow Walk Harpenden, AL5 5TG







- Garden 8oft, south west facing
 - Close to amenities of Southdown

- Circa 1,100 sq ft
- Garage & off-street parking
- Potential to extend (STPP)

Well placed for schooling

Walking distance to Harpenden

Entrance Hall

Living Room

17'10" x 12'0" (5.45 x 3.66)

Kitchen

13'2" x 5'11" (4.03 x 1.81)

Dining Room

11'11" x 11'0" (3.65 x 3.37)

Conservatory

8'7" x 8'7" (2.63 x 2.63)

Bedroom One

12'0" x 10'5" (3.67 x 3.19)

En-suite Shower Room

Bedroom Two

11'10" x 9'4" (3.63 x 2.86)

Bedroom Three

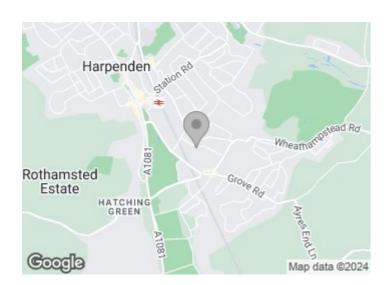
11'11" x 8'5" (3.65 x 2.59)

Family Bathroom

WC

Integral Garage

14'3" x 7'6" (4.35 x 2.29)



















Ground Floor Main area: approx. 54.7 sq. metres (588.4 sq. feet) 2.63m x 2.63m (8'8" x 8'7") **First Floor** Approx. 48.1 sq. metres (518.1 sq. feet) **Garage** 4.35m x 2.29m (14'3" x 7'6") Bedroom 1 Dining Room 3.65m x 3.37m (12' x 11'1") 3.67m x 3.19m (12' x 10'6") Bedroom 2 3.63m x 2.86m (11'11" x 9'5") En-suite Living Room 5.45m x 3.66m (17'10" x 12') **Entrance** Kitchen Hall Landing 4.03m x 1.81m (13'3" x 5'11") Bedroom 3 Bathroom 3.65m x 2.59m (12' x 8'6")) WC

Main area: Approx. 102.8 sq. metres (1106.5 sq. feet)
Plus garage, approx. 9.9 sq. metres (107.1 sq. feet)

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

Plan produced using PlanUp

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