



Wroxham Way

Harpenden, AL5 4PP

Extended and refurbished by our clients, this immaculately presented home of circa 1,400 sq ft has a wonderful open plan Kitchen / Dining Room which opens onto the 60ft south west facing garden. Ideally located for schooling, close to open countryside and within walking distance of the town centre and station.

Guide price £750,000

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- Extended & refurbished by our clients
- Off-street parking
- Walking distance to town centre & station
- Circa 1,400 sq ft
- Garden 60 ft south west facing
- Close to open countryside
- Open plan Kitchen / Dining Family Room
- Ideally located for schooling

Entrance Hall

Sitting Room

18'0" x 12'0" (5.50 x 3.66)

Kitchen / Dining Room

21'7" x 12'9" (6.60 x 3.90)

Family Room

11'3" x 9'7" (3.44 x 2.94)

Utility Room

Bedroom One

12'7" x 9'11" (3.85 x 3.03)

En-suite Shower Room

Bedroom Two

12'3" x 9'10" (3.75 x 3.00)

Bedroom Three

11'9" x 6'8" (3.60 x 2.05)

Family Bathroom

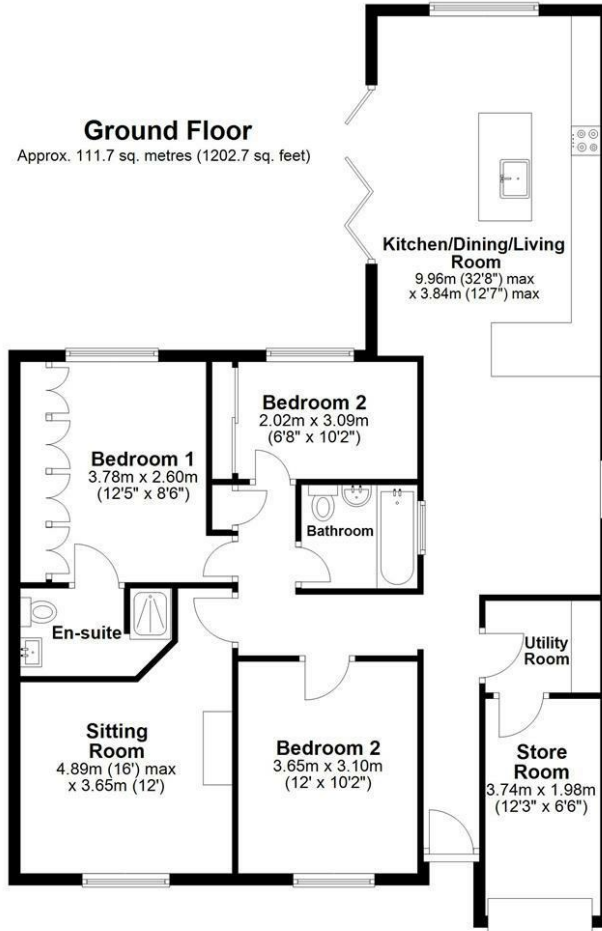
Store Room

12'4" x 6'7" (3.76 x 2.01)





Floor Plan



Total area: approx. 111.7 sq. metres (1202.7 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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