



## Cravells Road

Harpenden, AL5 1EA

A modern family home of circa 1,600 sq ft - arranged over three floors - with a fantastic open plan Kitchen / Diner and the additional benefit of a garage. Close to the amenities of Southdown and The Common. Walking distance from Harpenden town centre and station.

**Guide price £925,000**

# Cravells Road

Harpenden, AL5 1EA



- Modern family home
- Open plan Kitchen / Diner
- Walking distance to Harpenden
- Circa 1,600 sq ft
- Garage en bloc plus driveway & visitors parking
- Close to The Common
- Arranged over three floors
- Close to amenities of Southdown

## Living Room

16'9" x 11'7" (5.12 x 3.54)

## Kitchen / Diner

19'2" (max) x 14'9" (5.85 (max) x 4.52)

## Conservatory

8'10" x 8'9" (2.70 x 2.69)

## Utility Room

## Cloakroom

## Bedroom One

16'9" x 12'0" (5.13 x 3.66)

## En-suite Bathroom

## Bedroom Two

11'1" x 9'3" (3.38 x 2.83)

## Bedroom Three

11'1" x 9'7" (3.38 x 2.93)

## Family Bathroom

## Bedroom Four

22'10" x 15'0" (6.97 x 4.59)

## En-suite Bathroom

## Garage En bloc

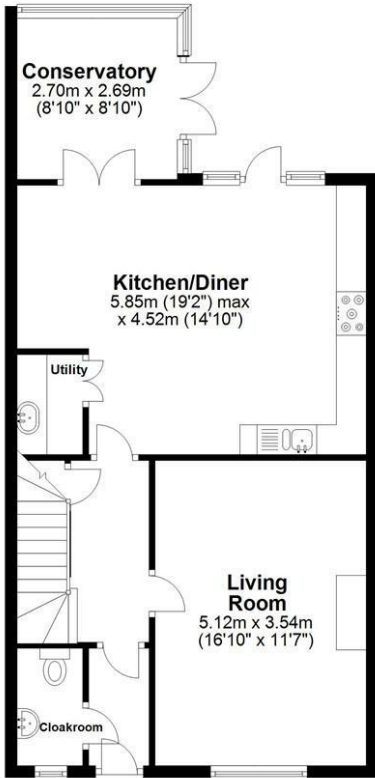




# Floor Plan

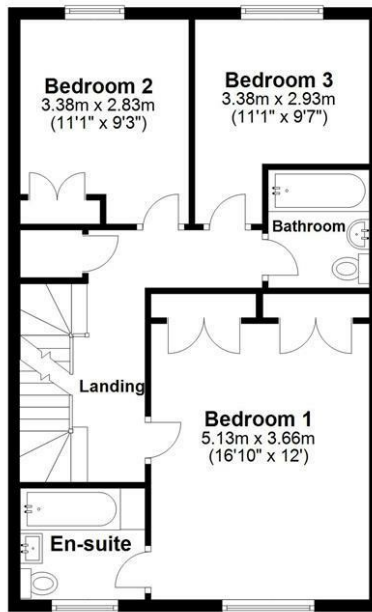
## Ground Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



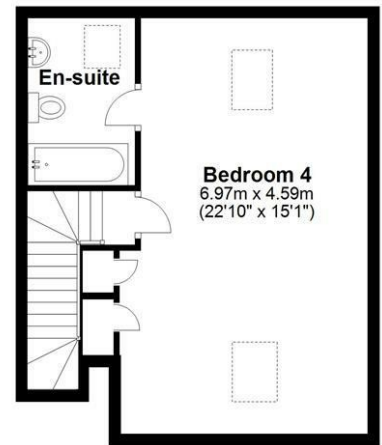
## First Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



## Second Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 147.7 sq. metres (1589.3 sq. feet)

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

Plan produced using PlanUp.

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.

