











Langdale Avenue

Harpenden, AL5 5QU

Extended and beautifully refurbished by our clients, this family home of circa 1,675 sq ft - arranged over three floors - has a large open plan Kitchen / Dining / Family Room, opening onto the 75ft garden. Langdale Avenue is a popular spot - well placed for schooling and walking distance from the town centre and station.

Langdale Avenue Harpenden, AL₅ 5QU









- Extended & refurbished by our clients
- Garden 75ft
- Walking distance to town centre
 Close to Batford Springs Nature & station
- Circa 1,675 sq ft
- Off-street parking
- Reserve & park
- Open plan Kitchen / Dining / Family Room
- Well placed for schooling

Entrance Hall

Living Room

13'11" x 12'3" (4.25 x 3.75)

Play Room

12'4" x 7'2" (3.78 x 2.19)

Kitchen / Dining / Family Room

23'3" x 17'11" (7.10 x 5.47)

Utility Room

Cloakroom

Bedroom Two

12'5" (max) x 11'3" (3.79 (max) x 3.45)

Bedroom Three

10'5" x 10'5" (3.20 x 3.18)

Bedroom Four

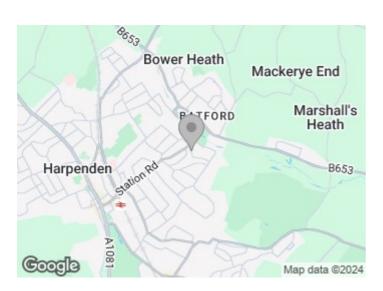
9'11" x 8'9" (3.04 x 2.69)

Family Bathroom

Bedroom One

16'8" x 11'3" (5.10 x 3.45)

En-suite Shower Room



















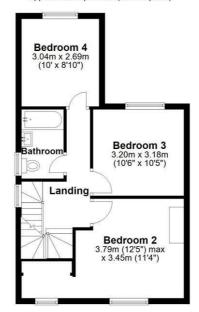
Ground Floor

Approx. 82.4 sq. metres (887.3 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Second Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area: approx. 155.6 sq. metres (1675.2 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

