



Coleswood Road

Harpenden, AL5 1EG

Refurbished by our clients, this super family home of circa 1,200 sq ft - arranged over three floors - has an open plan Kitchen / Dining / Family Room which opens onto the private garden. Close to both the amenities of Southdown and The Common, well placed for schooling and walking distance to Harpenden town centre.

Guide price £750,000

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- Circa 1,200 sq ft
- Open plan Kitchen / Dining / Family Room
- Well placed for schooling
- Refurbished by our clients
- Private garden
- Walking distance to town centre & station
- Arranged over three floors
- Close to amenities of Southdown

Entrance Hall

Bathroom

Living Room

Bedroom Two

13'3" (max) x 11'10" (4.04 (max) x 11'4" x 11'1" (3.46 x 3.40) 3.62)

Eaves Storage

Kitchen / Dining / Family Room

18'10" x 10'3" (5.76 x 3.13)

Utility Room

Cloakroom

Bedroom One

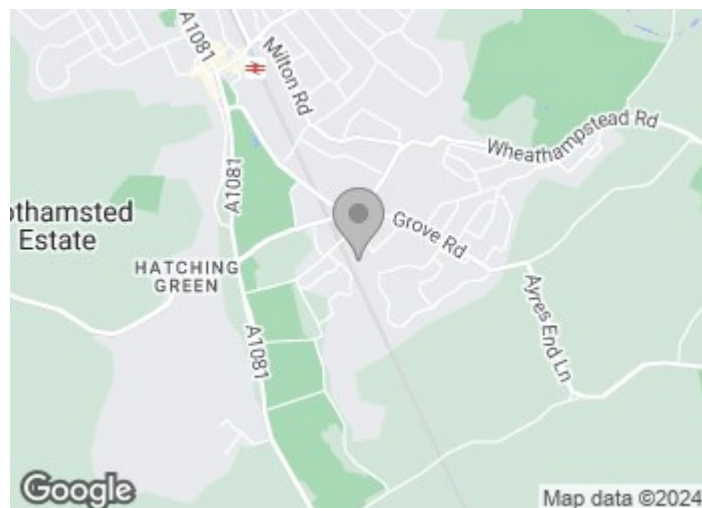
15'3" x 10'11" (4.67 x 3.34)

Bedroom Three

9'11" x 9'10" (3.03 x 3.02)

Bedroom Four

9'4" x 5'6" (2.85 x 1.70)

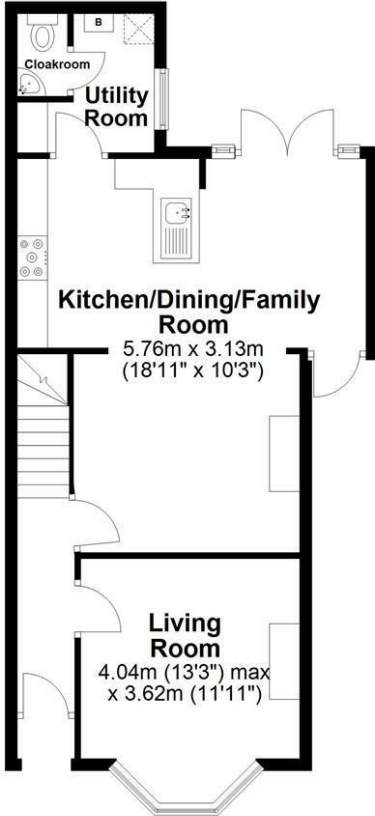




Floor Plan

Ground Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



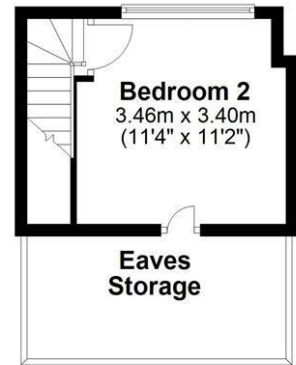
First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Second Floor

Approx. 14.3 sq. metres (154.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.7 sq. feet)

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

Plan produced using PlanUp.

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