



## The Harrow

Harpenden, AL5 3NG

Built by a well regarded local firm, this immaculate family home of circa 1,900 sq ft is arranged over three floors with plenty of living and entertaining space. Fantastic Principal Bedroom suite on the top floor. The Harrow is well placed for schooling, close to Kinsbourne Common and within easy reach of Harpenden town centre and station. \*CHAIN FREE\*

**Guide price £850,000**

# The Harrow

Harpenden, AL5 3NG



- Circa 1,900 sq ft
- Open plan Kitchen / Dining Room
- Well placed for schooling
- Arranged over three floors
- Private Garden
- Within easy reach of Harpenden town centre
- Plenty of living space
- Allocated parking - 2 spaces
- Chain Free

## Entrance Hall

## Living Room

15'10" x 13'11" (max) (4.83 x 4.26 (max))

## Dining / Family Room

17'0" x 11'10" (5.20 x 3.63)

## Kitchen

14'9" x 6'6" (4.51 x 2.0)

## Cloakroom

## Bedroom Two

12'9" x 12'8" (max) (3.91 x 3.87 (max))

## En-suite Shower Room

## Bedroom Three

14'0" (max) x 9'1" (4.27 (max) x 2.77 )

## Bedroom Four

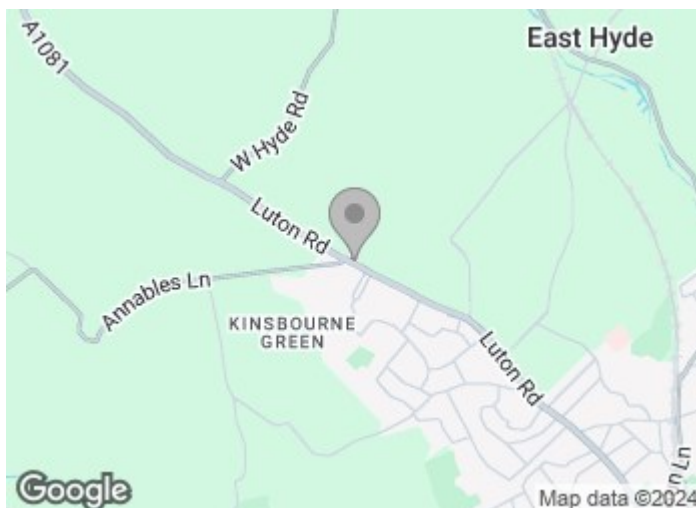
14'5" x 8'7" (4.40 x 2.63)

## Family Bathroom

## Bedroom One

23'6" x 17'1" (7.17 x 5.23)

## En-suite Bathroom

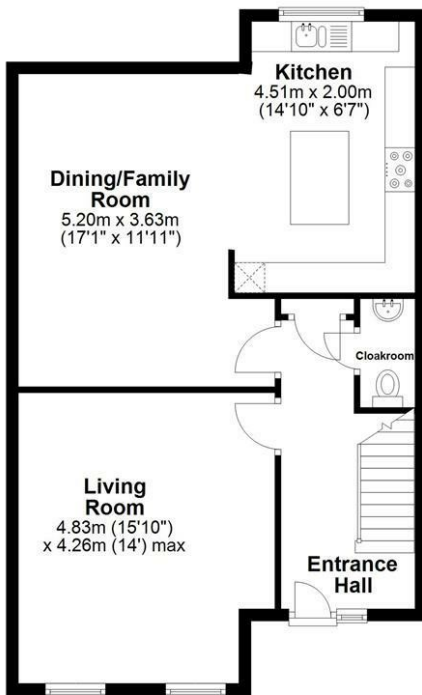




# Floor Plan

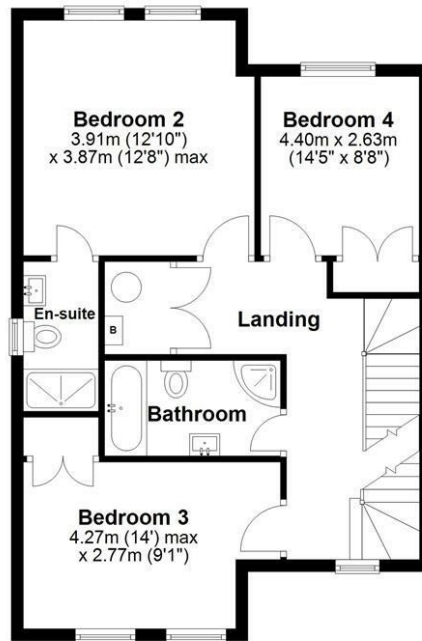
## Ground Floor

Approx. 65.5 sq. metres (705.4 sq. feet)



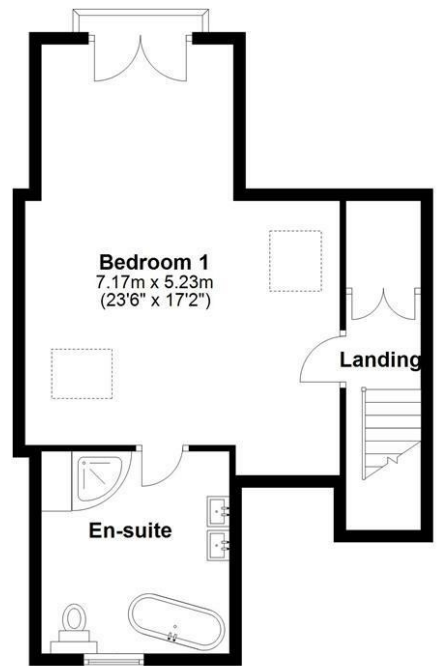
## First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



## Second Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 173.1 sq. metres (1862.8 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.

