



Batford Road

Harpenden, AL5 5AS

Extended and refurbished by our clients, this well presented family home of circa 1,125 sq ft includes an open plan Kitchen / Dining Room which opens onto the south west facing garden. Versatile space downstairs with a Family Room / Fourth Bedroom. Ideally located for schooling, close to open countryside and within easy reach of Harpenden town centre and station.

Guide price £650,000

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- Extended & refurbished by our clients
- Versatile Family Room / Bedroom with Shower Room
- Ideally located for schooling
- Circa 1,125 sq ft
- Garden south west facing
- Close to open countryside
- Open plan Kitchen / Dining Room
- Off-street parking
- Within easy reach of town centre & station

Entrance Hall

Living Room

14'11" x 13'10" (4.56 x 4.22)

Kitchen / Dining Room

16'10" x 16'1" (5.14 x 4.91)

Family Room / Bedroom Four

15'10" x 7'6" (4.83 x 2.30)

Shower Room

Utility Room

Bedroom One

13'5" x 10'7" (4.10 x 3.23)

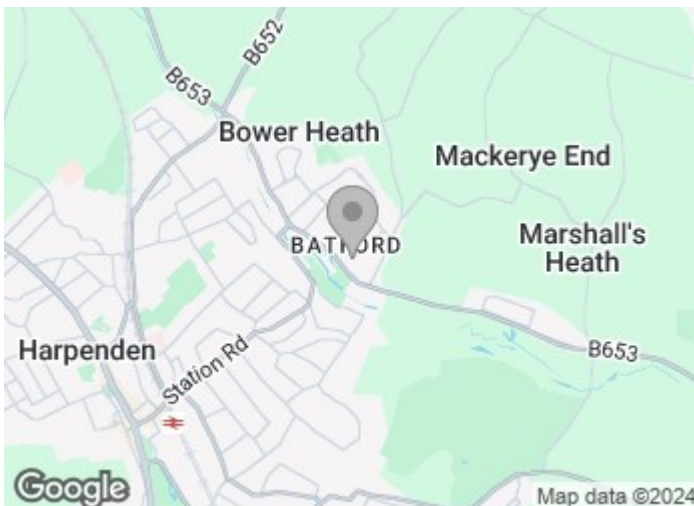
Bedroom Two

12'1" x 10'6" (max) (3.70 x 3.21 (max))

Bedroom Three

8'11" x 6'3" (2.72 x 1.92)

Bathroom

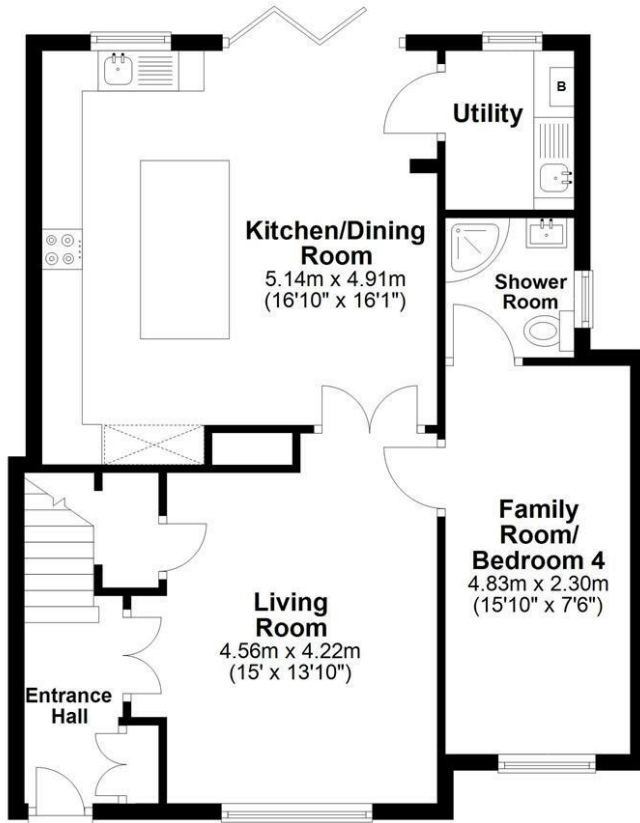




Floor Plan

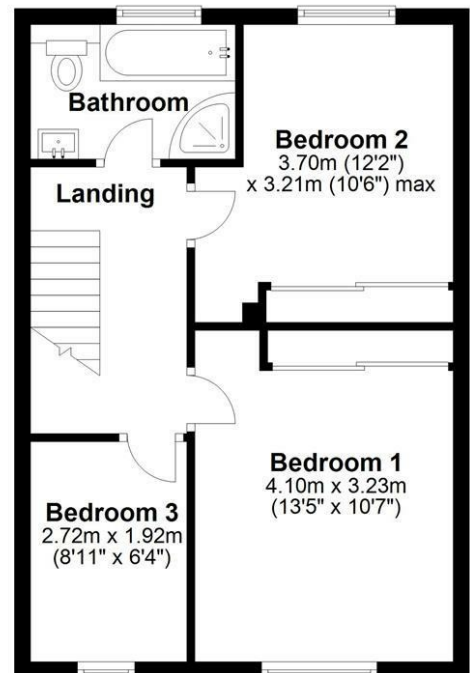
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)

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

Plan produced using PlanUp.

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