



Broad Oaks Close

Harpenden, AL5 2PR

Redwood House was built approximately twelve years ago and at just under 5,500 sq ft, offers a huge amount of living and entertaining space, arranged over four floors. The house is in need of significant repair. The 100 ft garden is south facing and the plot is circa 0.3 acre. Broad Oaks Close is a peaceful cul de sac - in the much sought after West Common area - close to the beautiful Rothamsted Estate and within easy reach of Harpenden town centre. *CHAIN FREE*

Guide price £2,000,000

Broad Oaks Close

Harpenden, AL5 2PR



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- Circa 5,500 sq ft
- Well proportioned rooms
- Two Garages
- Arranged over four floors
- Garden 100 ft, south facing
- Within easy reach of Harpenden
- Built approximately 12 years ago
- Plot 0.3 acre
- Chain Free

Entrance Hall

Drawing Room

18'4" x 18'5" (5.60 x 5.62)

Dining Room

12'7" x 18'8" (3.85 x 5.70)

Kitchen / Breakfast / Family Room Dressing Area

31'3" x 18'5" (9.55 x 5.63)

Study

9'0" x 12'9" (2.75 x 3.90)

Cloakroom

Games Room

11'10" x 35'4" (3.62 x 10.77)

Home Theatre

11'10" x 16'9" (3.62 x 5.11)

Shower Room

Utility Room

11'5" x 12'9" (3.50 x 3.90)

Bedroom One

20'4" x 18'0" (6.22 x 5.50)

En-suite Bathroom

Bedroom Two

19'4" (max) x 18'6" (5.91 (max) x 5.64)

En-suite Bathroom

Bedroom Three

12'9" x 21'11" (3.90 x 6.70)

En-suite Bathroom

Bedroom Four

25'7" (max) x 12'5" (7.80 (max) x 3.80)

Bedroom Five

25'7" (max) x 12'5" (7.80 (max) x 3.80)

Shower Room

Integral Garage

17'8" x 17'8" (5.39 x 5.40)

Integral Garage

17'8" x 17'9" (5.39 x 5.42)

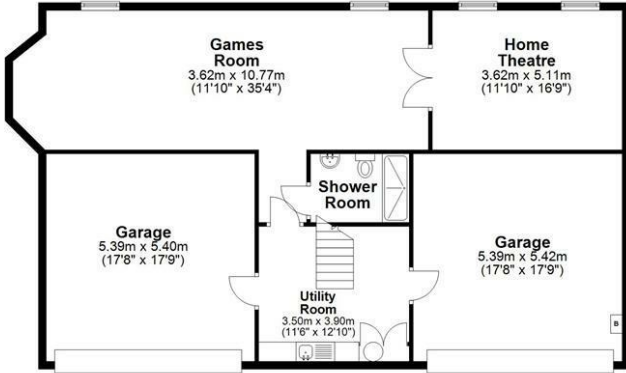




Floor Plan

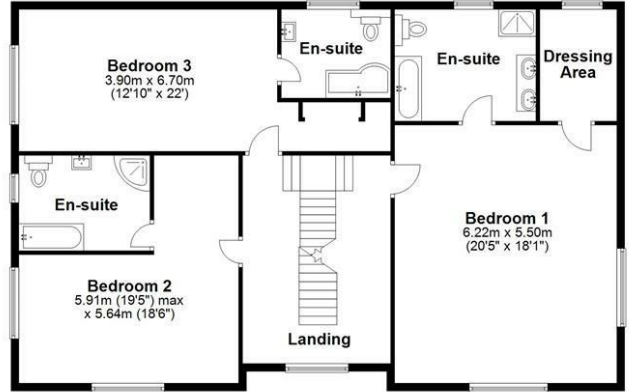
Lower Ground Floor

Approx. 138.5 sq. metres (1490.3 sq. feet)



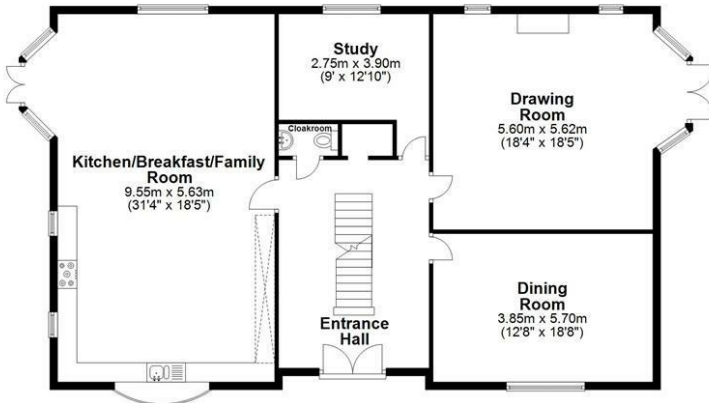
First Floor

Approx. 139.6 sq. metres (1502.9 sq. feet)



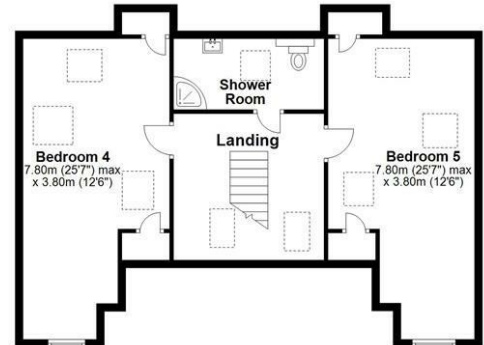
Ground Floor

Approx. 149.6 sq. metres (1610.1 sq. feet)



Second Floor

Approx. 82.7 sq. metres (889.7 sq. feet)



Total area: approx. 510.3 sq. metres (5493.0 sq. feet)

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

Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(51-60) C		
(55-68) D			(39-50) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 79 (Current) to 82 (Potential)