



Kipling Way

Harpenden, AL5 4XG

Built by the highly regarded local firm, Oakbridge Homes, this is an immaculate family home of circa 2,000 sq ft. The private 40 ft garden is south west facing and there is the additional benefit of a Garage. Ideally located for schooling and within a few minutes' walk of the town centre and station.

Guide price £1,500,000

Kipling Way

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- Built by Oakbridge Homes
- Immaculately presented
- Ideally located for schooling
- Circa 2,000 sq ft
- Garden 40 ft, south west facing
- Within a short walk of the town centre & station
- Open plan Kitchen / Dining Room
- Garage & off-street parking

Entrance Hall

Kitchen / Dining Room

25'5" x 10'4" (7.77 x 3.17)

Living Room

15'3" x 14'2" (4.66 x 4.34)

Family Room

13'10" x 9'9" (4.24 x 2.98)

Cloakroom

Bedroom One

14'3" x 12'2" (4.35 x 3.72)

En-suite Shower Room

Bedroom Two

9'9" x 8'0" (2.99 x 2.46)

En-suite Shower Room

Bedroom Three

14'0" x 10'11" (max) (4.27 x 3.33 (max))

Bedroom Four

13'4" x 9'4" (4.08 x 2.85)

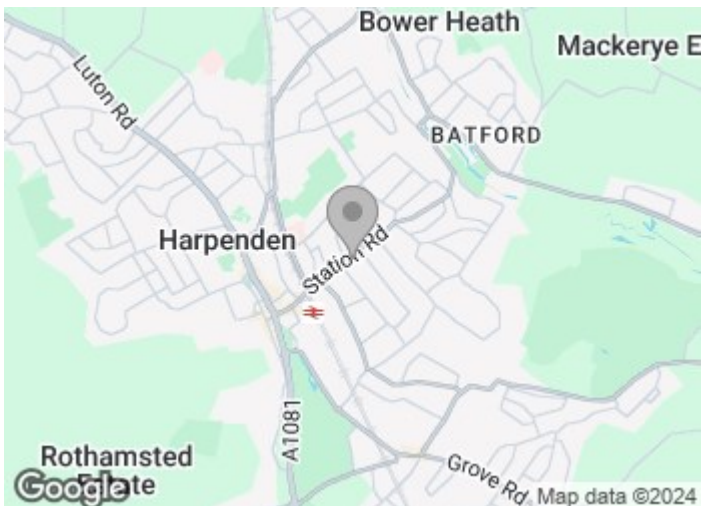
Bedroom Five / Study

8'0" x 6'8" (2.46 x 2.05)

Family Bathroom

Integral Garage

18'2" x 9'0" (5.54 x 2.75)

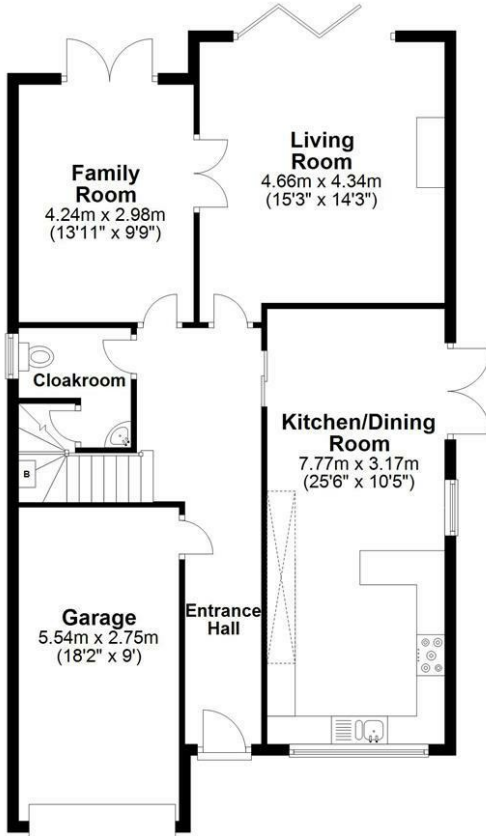




Floor Plan

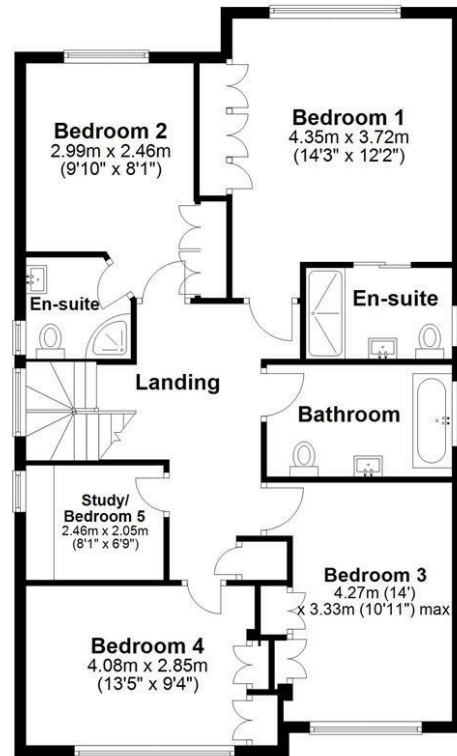
Ground Floor

Approx. 94.2 sq. metres (1013.5 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.3 sq. feet)



Total area: approx. 187.6 sq. metres (2018.8 sq. feet)

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

Plan produced using PlanUp.

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