



## Wroxham Way

Harpenden, AL5 4PP

Extended and fully refurbished by our clients, this home of circa 1,100 sq ft has open plan living space and well proportioned Bedrooms. The Kitchen / Dining Room opens on to the terrace and private garden. Ideally located for schooling and within walking distance of the town centre and station. \*CHAIN FREE\*

**Guide price £775,000**

# Wroxham Way

Harpenden, AL5 4PP



- Extended & renovated by our clients
- Separate Study
- Ideally located for schooling
- Circa 1,100 sq ft
- Terrace & private garden
- Walking distance to town centre & station
- Open plan living space
- Off-street parking
- Chain Free

## Entrance Hall

## Living Room

11'8" x 11'6" (3.58 x 3.51)

## Kitchen / Breakfast Room

12'6" x 11'6" (3.83 x 3.51)

## Dining Area

9'6" x 11'0" (2.91 x 3.37)

## Study / Bedroom Four

7'3" x 7'11" (2.21 x 2.42)

## Bedroom One

16'0" x 11'9" (4.88 x 3.60)

## En-suite Shower Room

## Bedroom Two

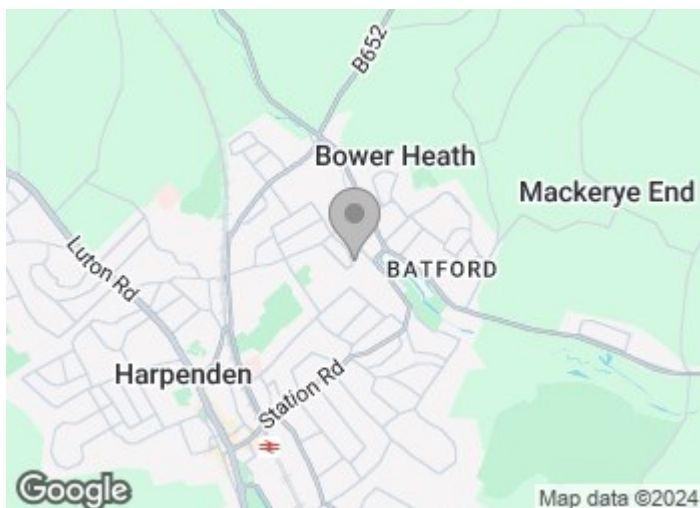
12'6" x 8'11" (3.83 x 2.74)

## En-suite Shower Room

## Bedroom Three

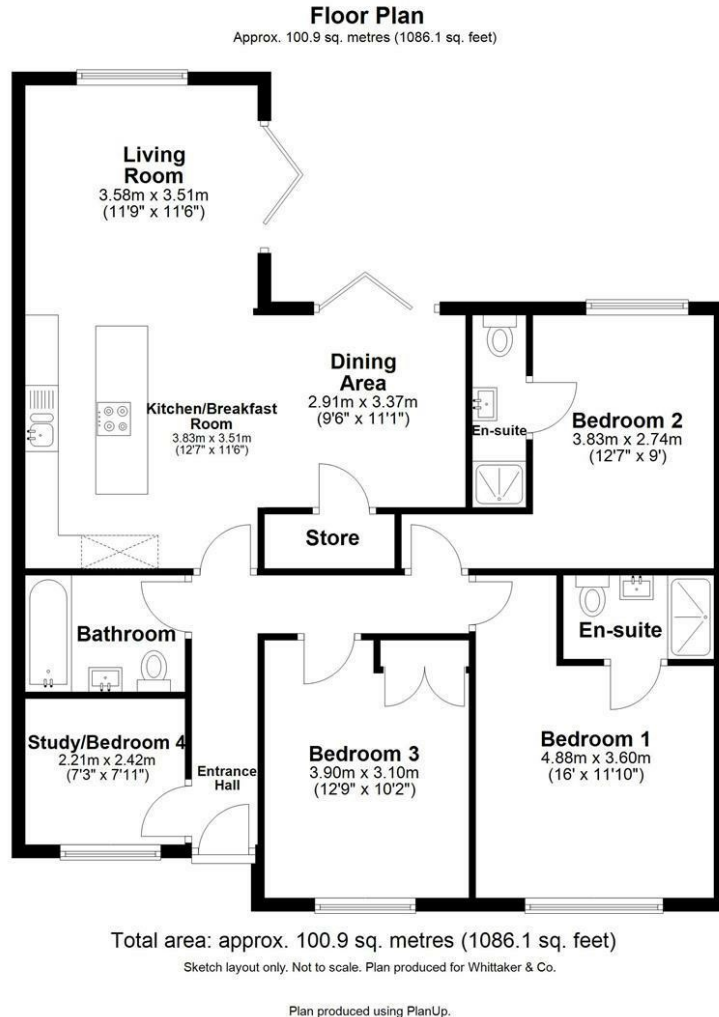
12'9" x 10'2" (3.90 x 3.10)

## Bathroom





# Floor Plan



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