



Overstone Road Harpenden, AL5 5PJ

Fantastic family home - arranged over three floors - with an open plan Kitchen / Dining / Family room. There is a large Home Office / Gym in the wonderful 130ft south west facing garden. Additional benefit of off-street parking for two cars. Overstone Road is ideally placed for schooling and within a short walk of the town centre and station.

Guide price £1,100,000

Overstone Road

Harpenden, AL5 5PJ



- Circa 1,300 sq ft
- Arranged over three floors
- Open plan Kitchen / Dining / Family Room
- Separate Living Room
- Large Home Office / Gym
- 130ft south west facing Garden
- Off-street parking for two cars
- Ideally located for schooling
- Close to town centre & station

Entrance Hall

Living Room

13'6" x 12'0" (4.14 x 3.66)

Kitchen / Dining Room

17'3" (max) x 16'10" (max) (5.27 (max) x 5.15 (max))

Family Room

12'2" x 12'0" (3.71 x 3.66)

Cloakroom

Bedroom One

13'6" x 12'11" (4.12 x 3.94)

Bathroom

Bedroom Two

11'3" x 10'10" (3.44 x 3.31)

Bedroom Three

11'10" x 9'8" (3.63 x 2.96)

Bedroom Four

8'9" x 8'0" (2.67 x 2.46)

Shower Room

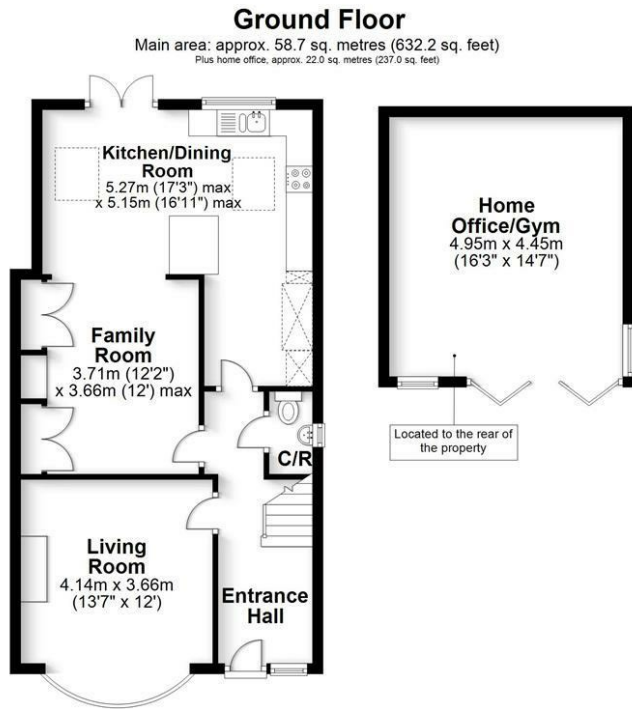
Home Office / Gym

16'2" x 14'7" (4.95 x 4.45)



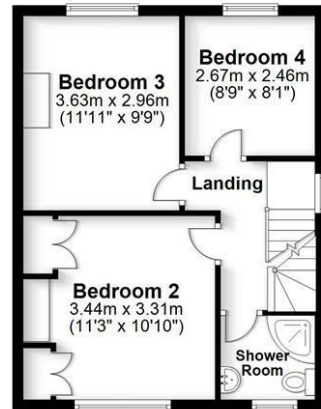


Floor Plan



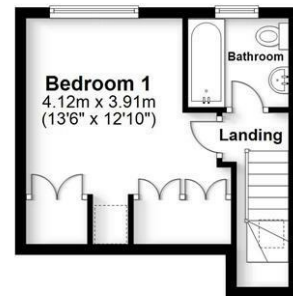
First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



Second Floor

Approx. 22.2 sq. metres (239.5 sq. feet)



Main area: Approx. 121.0 sq. metres (1302.8 sq. feet)
Plus home office, approx. 22.0 sq. metres (237.0 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
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.

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
(92-101) 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 energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		