



Orchard Avenue

Harpenden, AL5 2DP

Built by our clients 12 years ago and set on a plot of just over 0.6 acre, this fabulous family home of circa 6,200 sq ft is on the edge of the beautiful Rothamsted Estate. Well proportioned rooms, arranged over three floors. Stunning garden of 100ft x 100ft, together with a side garden of 120ft. Orchard Avenue is a peaceful cul de sac, in a prime central location.

Guide price £4,250,000

Orchard Avenue

Harpenden, AL5 2DP



- Circa 6,200 sq ft
- Well proportioned rooms
- Prime central location
- Total plot 0.6 acre
- Main Garden 100ft x 100ft plus side Garden
- Peaceful cul de sac
- Arranged over three floors
- Double Garage
- On edge of Rothamsted Estate

Entrance Hall

Living Room

29'3" x 22'8" (8.94 x 6.92)

Family Room

18'0" x 17'7" (5.50 x 5.38)

Kitchen / Breakfast Room

25'1" x 17'1" (7.65 x 5.21)

Dining Room

16'1" x 13'2" (4.91 x 4.03)

Study

9'2" x 8'4" (2.80 x 2.56)

Utility Room

13'0" x 6'8" (3.97 x 2.05)

Shower Room

Cloakroom

Bedroom One

18'0" x 17'8" (5.49 x 5.40)

En-suite Bathroom

Bedroom Two

18'3" x 16'9" (5.57 x 5.11)

En-suite Shower Room

Bedroom Three

18'3" (max) x 11'9" (5.57 (max) x 3.60)

En-suite Shower Room

Bedroom Four

15'2" (max) x 14'3" (4.63 (max) x 4.35)

Bedroom Five

14'3" x 13'0" (4.35 x 3.98)

Family Bathroom

Games Room

28'3" x 19'11" (8.62 x 6.09)

Bedroom Six

21'9" (max) x 14'2" (6.63 (max) x 4.34)

Bedroom Seven

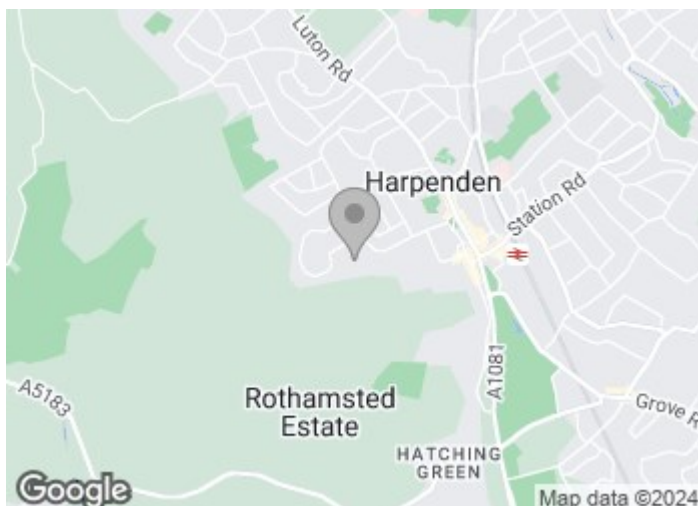
14'11" x 9'10" (4.57 x 3.00)

Bedroom Eight

17'8" x 11'9" (5.40 x 3.59)

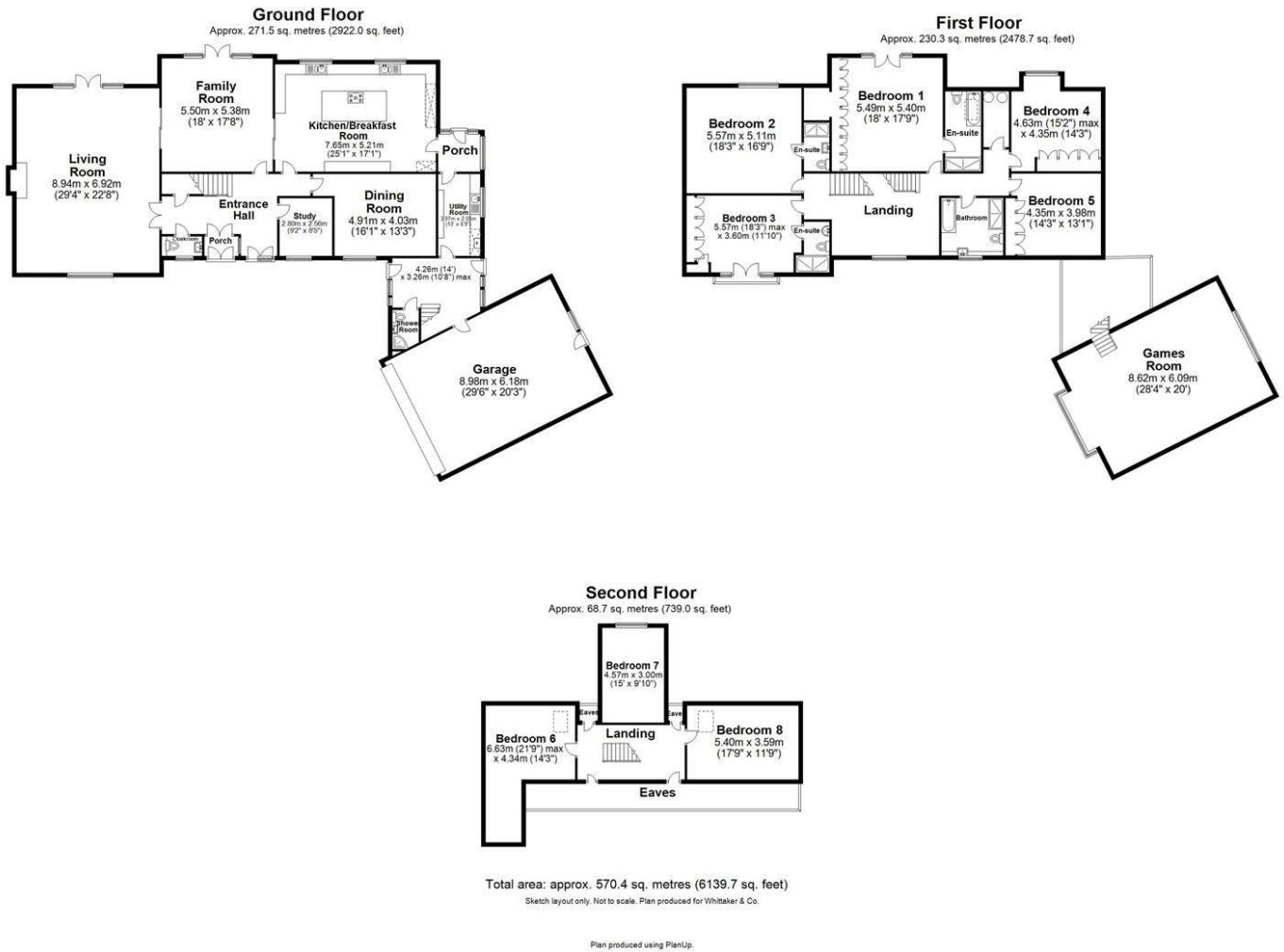
Integral Garage

29'5" x 20'3" (8.98 x 6.18)





Floor Plan



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 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(19-34) E		
(21-38) F			(11-18) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		