



High Elms

Harpenden, AL5 2JU

Set on a prominent corner plot, this is an impressive Jarvis built family home of circa 3,900 sq ft - including a Gym in the basement - on this much sought after private road, moments from the Rothamsted Estate and within easy reach of Harpenden's town centre and station. The 70ft garden is south west facing and the total plot circa 0.27 acre. *CHAIN-FREE*

Guide price £2,500,000

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- Circa 3,900 sq ft & CHAIN-FREE
- Private road
- Plot circa 0.27 acre
- Jarvis built
- Garage
- Close to Rothamsted Estate
- Well proportioned rooms
- Garden 70ft, south west facing
- Within easy reach of town centre & station

Entrance Hall

Sitting Room

29'2" (max) x 22'7" (max) (8.90 (max) x 6.90 (max))

Dining Room

22'1" x 13'4" (6.75 x 4.08)

Kitchen

15'11" x 12'11" (max) (4.86 x 3.96 (max))

Living Room

17'4" x 15'2" (5.30 x 4.64)

Family Room

13'7" x 11'8" (4.15 x 3.57)

Study

15'0" x 13'6" (max) (4.58 x 4.12 (max))

Utility Room

14'6" x 5'11" (4.42 x 1.82)

Cloakroom

Bedroom One

15'9" x 11'11" (4.82 x 3.64)

En-suite Shower Room

Bedroom Two

21'9" x 13'10" (max) (6.65 x 4.22 (max))

En-suite Shower Room

Bedroom Three

14'8" x 11'8" (4.49 x 3.57)

En-suite Shower Room

Bedroom Four

15'7" x 9'10" (4.75 x 3.02)

Bedroom Five

13'1" x 9'6" (3.99 x 2.91)

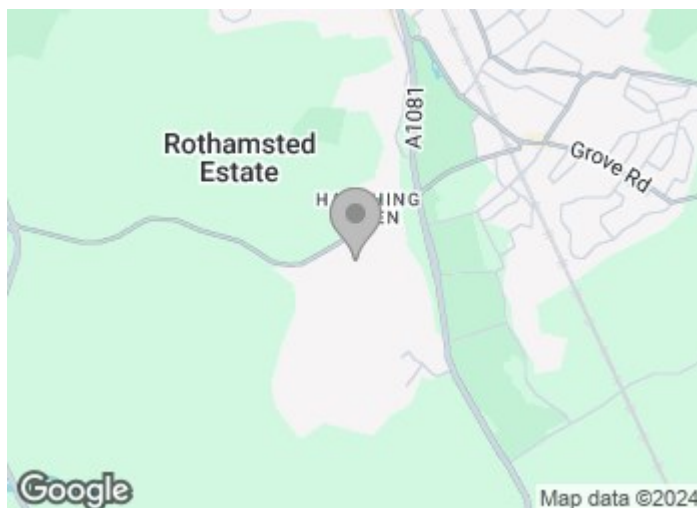
Family Bathroom

Gym - Basement

19'8" x 7'11" (6.00 x 2.43)

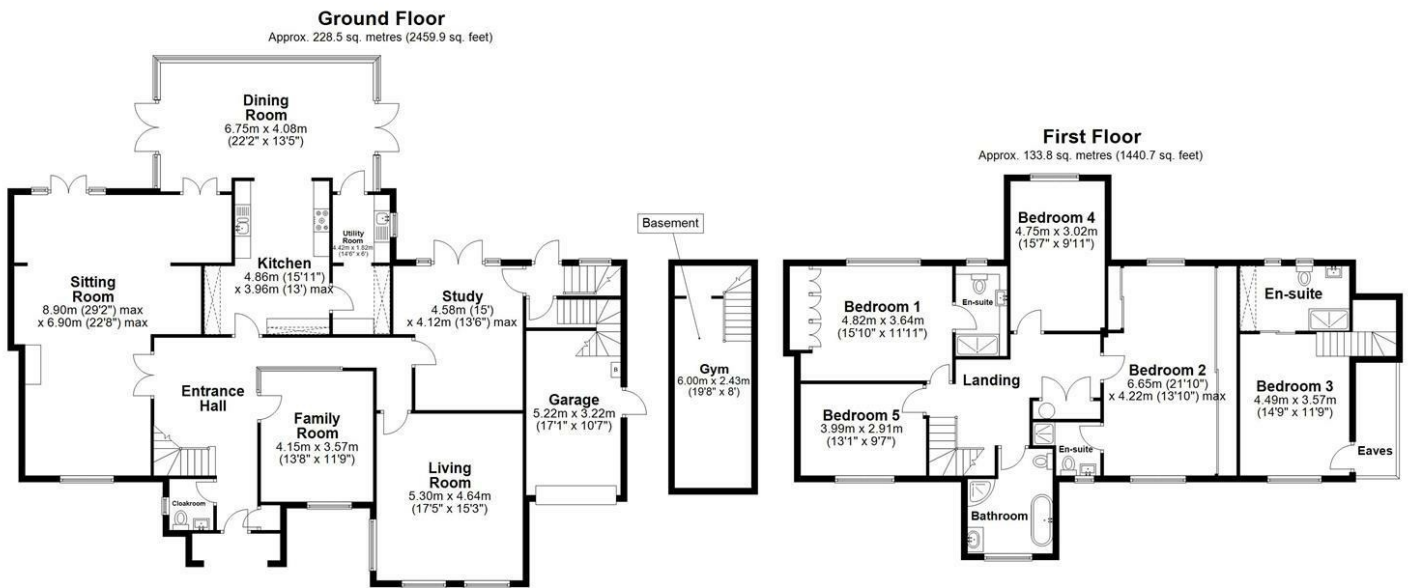
Integral Garage

17'1" x 10'6" (5.22 x 3.22)





Floor Plan



Total area: approx. 362.4 sq. metres (3900.5 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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