



Broad Oaks Close

Harpenden, AL5 2PR

*****CASH BUYERS PREFERRED***** Redwood House was built approximately twelve years ago and at just under 5,500 sq ft, offers a huge amount of living and entertaining space, arranged over four floors. The house is in need of significant repair and the guide price will attract a significant amount of interest and buyers will need to provide proof of funds and information on timeframe to exchange. The 100 ft garden is south facing and the plot is circa 0.3 acre. Broad Oaks Close is a peaceful cul de sac - in the much sought after West Common area - close to the beautiful Rothamsted Estate and within easy reach of Harpenden town centre. ***CHAIN FREE***

Guide price £1,750,000

Broad Oaks Close

Harpenden, AL5 2PR



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- Circa 5,500 sq ft
- Well proportioned rooms
- Two Garages
- Arranged over four floors
- Garden 100 ft, south facing
- Within easy reach of Harpenden
- Built approximately 12 years ago
- Plot 0.3 acre
- Chain Free

Entrance Hall

Drawing Room

18'4" x 18'5" (5.60 x 5.62)

Dining Room

12'7" x 18'8" (3.85 x 5.70)

Kitchen / Breakfast / Family Room Dressing Area

31'3" x 18'5" (9.55 x 5.63)

Study

9'0" x 12'9" (2.75 x 3.90)

Cloakroom

Games Room

11'10" x 35'4" (3.62 x 10.77)

Home Theatre

11'10" x 16'9" (3.62 x 5.11)

Shower Room

Utility Room

11'5" x 12'9" (3.50 x 3.90)

Bedroom One

20'4" x 18'0" (6.22 x 5.50)

En-suite Bathroom

Bedroom Two

19'4" (max) x 18'6" (5.91 (max) x 5.64)

En-suite Bathroom

Bedroom Three

12'9" x 21'11" (3.90 x 6.70)

En-suite Bathroom

Bedroom Four

25'7" (max) x 12'5" (7.80 (max) x 3.80)

Bedroom Five

25'7" (max) x 12'5" (7.80 (max) x 3.80)

Shower Room

Integral Garage

17'8" x 17'8" (5.39 x 5.40)

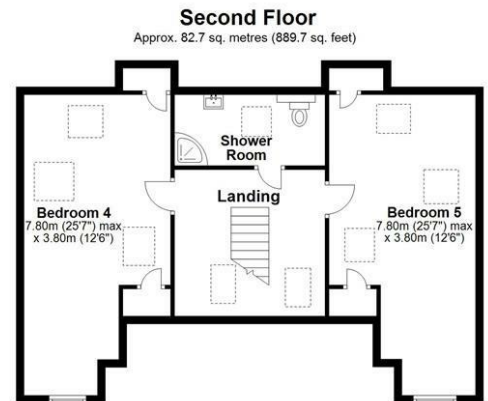
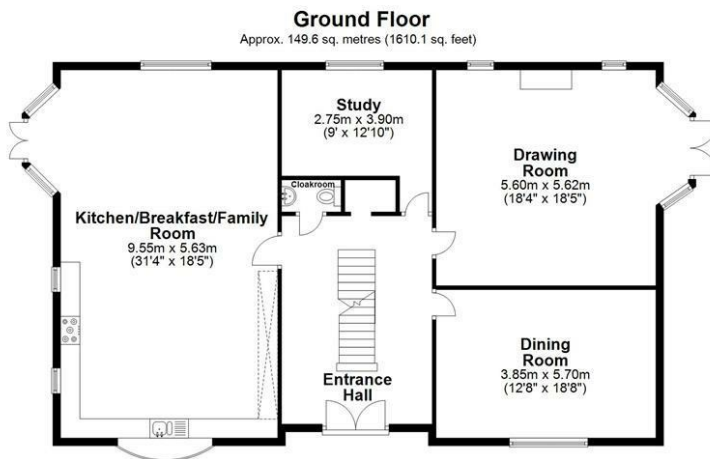
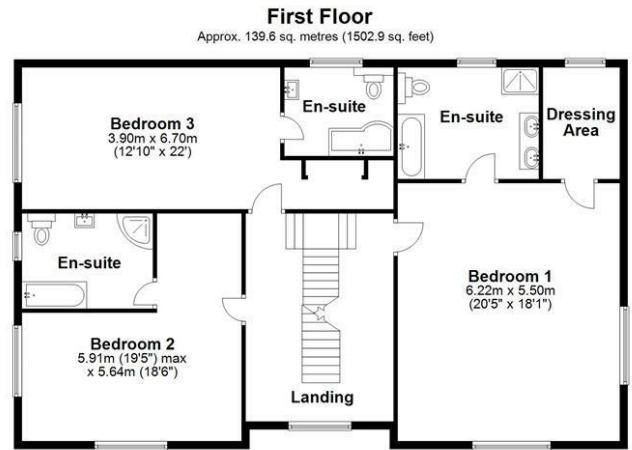
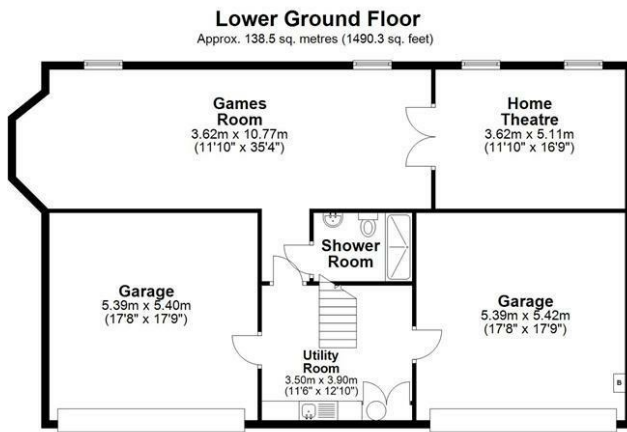
Integral Garage

17'8" x 17'9" (5.39 x 5.42)





Floor Plan



Total area: approx. 510.3 sq. metres (5493.0 sq. feet)
 Sketch layout only. Not to scale. 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	