



## 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



- 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 RoomDressing 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



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