



High Firs Crescent

Harpenden, AL5 1NB

A well presented family home of circa 1,600 sq ft with versatile living space including an open plan Kitchen / Breakfast Room which opens onto the private garden. A peaceful location, close to both beautiful open countryside and the amenities of Southdown. High Firs is within easy reach of the town centre and station and well placed for schooling.

Guide price £1,150,000

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- Circa 1,600 sq ft
- Versatile living space
- Open plan Kitchen / Breakfast Room
- Garage & off-street parking
- Close to open countryside
- Well placed for schooling
- Close to amenities of Southdown
- Within easy reach of Harpenden town centre & station

Entrance Hall

En-suite Bathroom

Living Room

19'7" x 10'11" (5.99 x 3.34)

Bedroom Two

13'10" (max) x 8'9" (4.22 (max) x 2.69)

Family Room

12'9" x 8'9" (3.91 x 2.69)

En-suite Shower Room

Kitchen

12'6" x 8'11" (3.83 x 2.73)

Bedroom Three

11'1" x 10'2" (3.38 x 3.11)

Breakfast Room

13'5" x 8'9" (4.09 x 2.69)

Bedroom Four

11'3" x 9'1" (3.43 x 2.78)

Utility Room

7'10" x 5'3" (2.41 x 1.61)

Family Bathroom

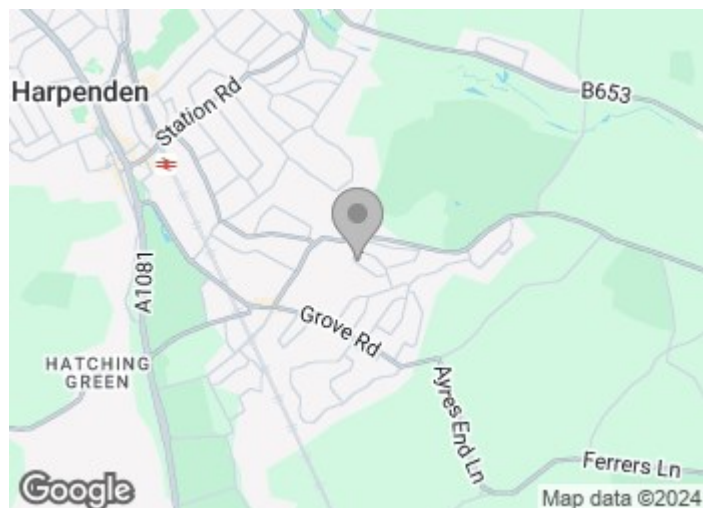
Cloakroom

Integral Garage

10'4" x 7'9" (3.16 x 2.37)

Bedroom One

12'7" x 10'11" (3.85 x 3.34)

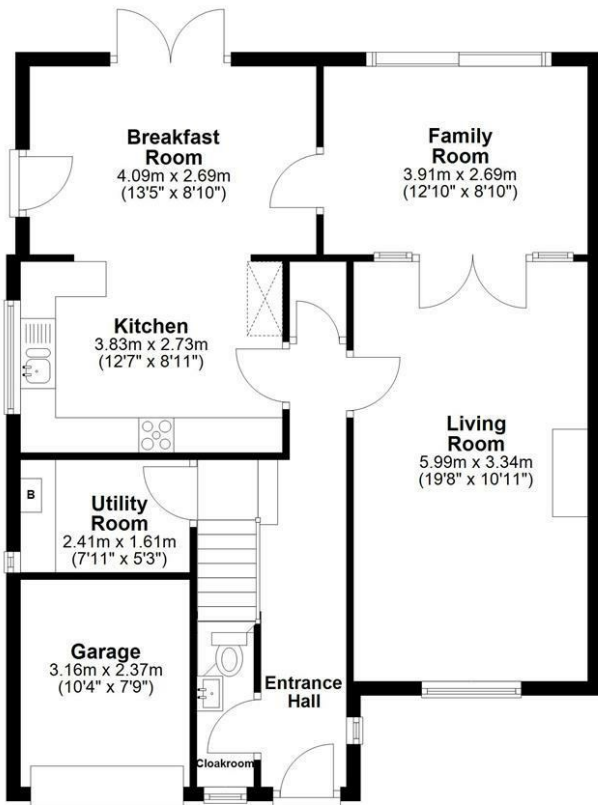




Floor Plan

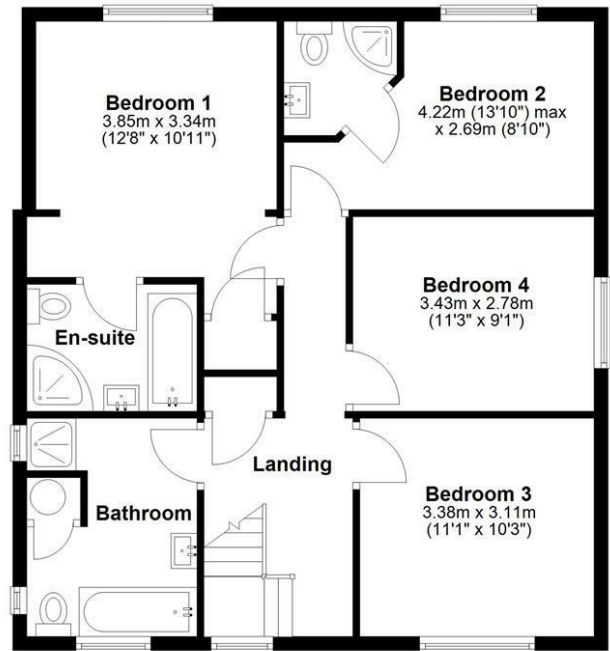
Ground Floor

Approx. 78.6 sq. metres (845.7 sq. feet)



First Floor

Approx. 70.5 sq. metres (759.3 sq. feet)



Total area: approx. 149.1 sq. metres (1605.1 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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