



## Glemsford Drive

Harpenden, AL5 5RB

Well presented throughout, this home of over 1,000 sq ft is arranged over three floors and benefits from both a study and family room. Recently extended at the rear by the current owners so includes a brand new kitchen. The garden is in excess of 60 feet and is south west facing. The house is in the catchment of both a highly sought after, and recently graded outstanding primary and secondary school. Also it is within walking distance of the town centre and station.

**Guide price £725,000**

# Glemsford Drive

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- Over 1000 sq ft
- Brand new kitchen
- Ideally located for excellent schools
- Arranged over three floors
- South west facing garden in excess of 60 feet
- Walking distance to the town centre and station.
- Includes a study and family room.
- Driveway for 2 cars

## Entrance Hall

## Living Room

12'0" x 9'10" (3.66m x 3.02m)

## Dining Room

11'6" x 9'10" (3.52m x 3.02m)

## Kitchen

12'9" x 7'8" (3.90m x 2.35m)

## Family Room/Bedroom Four

12'9" s 6'9" (3.90m s 2.08m)

## Study

7'11" x 5'6" (2.43m x 1.70m)

## WC

## Bedroom One

9'1" x 15'9" (2.78m x 4.82m)

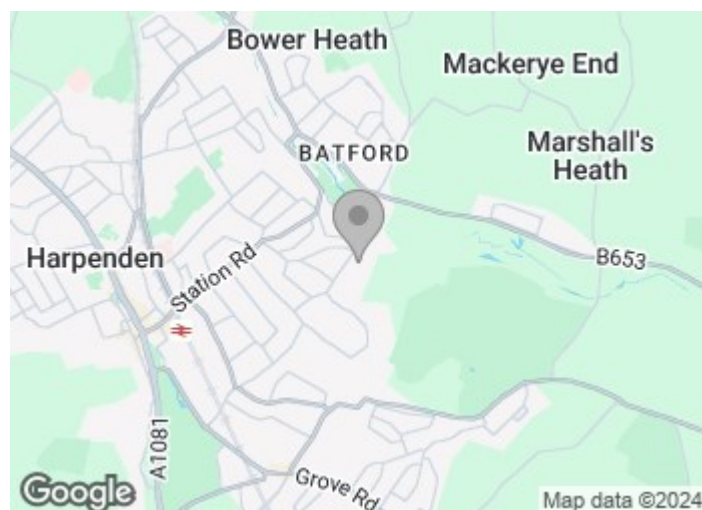
## Bedroom Two

11'6" x 9'2" (3.52m x 2.80m)

## Bathroom

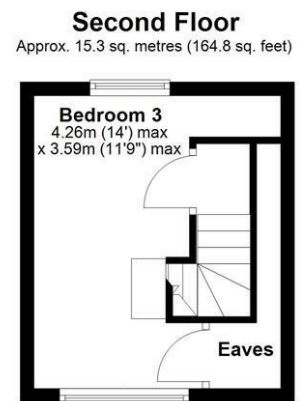
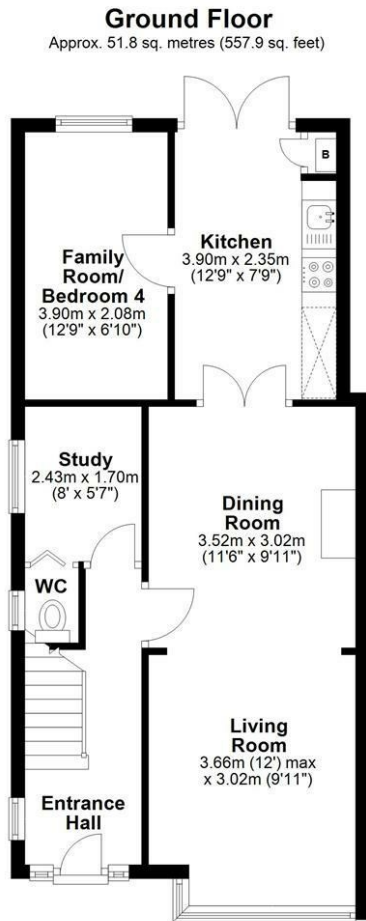
## Bedroom Three

13'11" x 11'9" (4.26m x 3.59m )





# Floor Plan



Total area: approx. 100.2 sq. metres (1078.0 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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