



Luton Road

Harpenden, AL5 3DE

Arranged over three floors, this well proportioned home offers excellent family accommodation located in Roundwood within the catchment for excellent primary and secondary schools. This lovely home enjoys views over open fields to the front and the Kitchen / Breakfast Room opens onto the 117 ft south west facing garden. The house is also within easy reach of the town centre and station. *CHAIN FREE*

Guide price £975,000

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- Circa 1,500 sq ft
- Garden 117ft, south west facing
- Views over fields
- Chain Free
- Arranged over three floors
- Off-street parking
- Well placed for schooling
- Well proportioned rooms
- Kitchen / Breakfast Room opening onto garden
- Within easy reach of town centre & station

Entrance Hall

Living Room

13'7" x 12'10" (4.15 x 3.93)

Dining Room

14'0" x 11'11" (4.29 x 3.65)

Kitchen / Breakfast Room

9'8" x 18'0" (2.95 x 5.51)

Utility Room

10'5" x 6'8" (3.19 x 2.04)

Cloakroom

Bedroom Two

10'11" x 12'11" (max) (3.34 x 3.95 (max))

Bedroom Three

14'0" x 9'11" (4.29 x 3.04)

Study Area

10'4" x 8'11" (3.17 x 2.74)

Bedroom Four

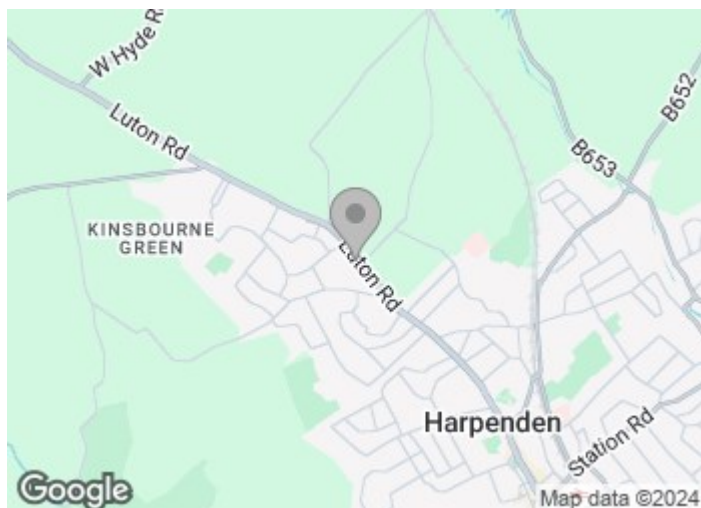
9'8" x 9'0" (2.97 x 2.75)

Bathroom

Bedroom One

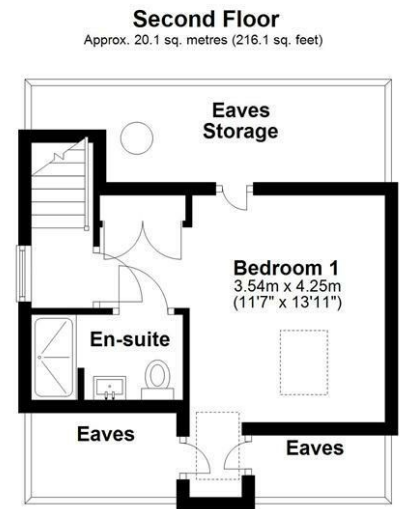
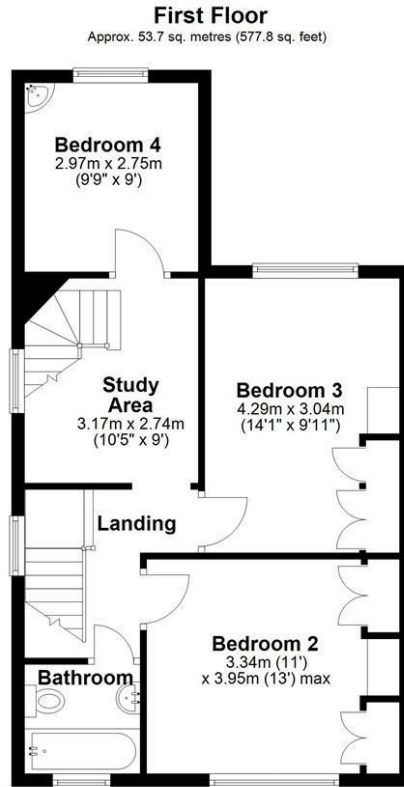
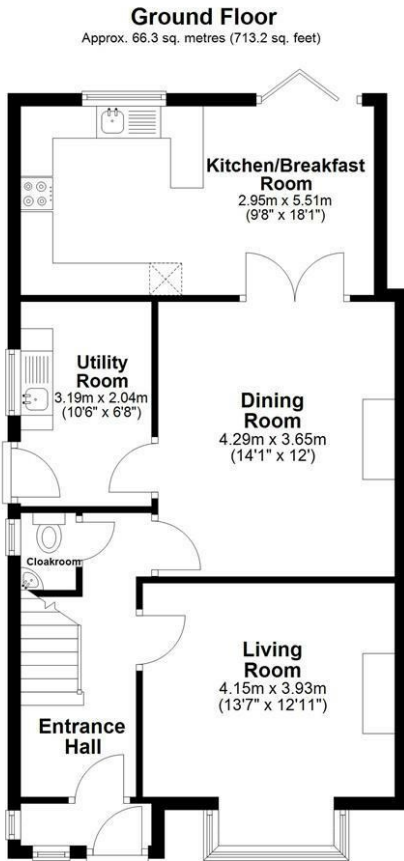
11'7" x 13'11" (3.54 x 4.25)

En-suite Shower Room





Floor Plan



Total area: approx. 140.0 sq. metres (1507.1 sq. feet)

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

Plan produced using PlanUp.

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