



## Bloomfield Road

Harpenden, AL5 4DB

\*Anticipated completion late 2024\*. Stunning, four bedroom family homes - arranged over three floors - with south facing private garden. Close to the town centre and beautiful open countryside. Ideally located for schooling.

**Guide price £1,350,000**

# Bloomfield Road

Harpenden, AL5 4DB



4



3



2



- Semi-detached
- Arranged over three floors
- Private south facing Garden
- Anticipated completion late 2024
- Four Bedrooms
- Driveway
- High specification
- Three Bathrooms
- Ideally located for schooling

## Entrance Hall

## Kitchen / Breakfast Room

23'0" (max) x 17'3" (7.03 (max) x 5.28)

## Lounge

12'11" x 11'9" (3.96 x 3.60)

## Dining Room

12'5" x 9'10" (3.81 x 3.01)

## Utility Room

7'9" x 6'4" (2.38 x 1.95)

## Cloakroom

## Bedroom One

17'3" x 11'10" (5.28 x 3.62)

## En-suite Shower Room

## Bedroom Two

11'5" x 11'5" (3.49 x 3.48)

## Family Bathroom

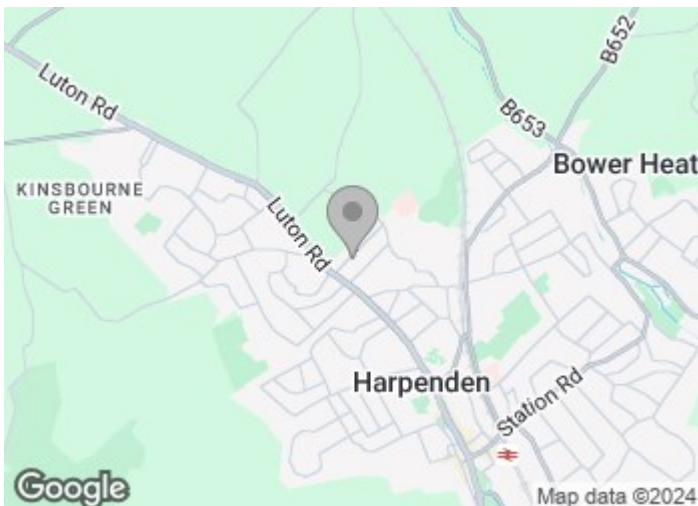
## Bedroom Three

17'3" x 17'1" (max) (5.28 x 5.21 (max))

## En-suite Shower Room

## Bedroom Four

11'5" x 8'7" (3.48 x 2.62)





# Floor Plan



Total area: approx. 175.9 sq. metres (1893.5 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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	