



## Rosebery Avenue

Harpenden, AL5 2QT

Stunning six bedroom period home of circa 4200 sq ft, spectacular quality throughout, arranged over three floors plus a wine cellar. Situated in the heart of the much sought after Avenues area, minutes from the town centre with a private garden and off-street parking.

**Guide price £3,500,000**

# Rosebery Avenue

Harpenden, AL5 2QT



- Magnificent Edwardian Home circa 4200 sq ft
- Substantial sized rooms
- Minutes from the town centre.
- Spectacular quality throughout
- 82 ft South Westerly private garden
- Arranged over three floors plus wine cellar
- Off street parking

## Entrance hall

## Family Room

19'11" x 13'11" (6.09m x 4.26m)

## Boot Room

25'3" x 7'11" (7.72m x 2.43m)

## Kitchen/Dining Room

35'10" x 15'1" (10.94 x 4.60m)

## Utility Room

## Cloakroom

## Living Room

19'10" x 14'0" (6.05m x 4.27m)

## Bedroom One

15'1" x 13'7" (4.60m x 4.15m)

## Dressing Room

13'5" x 10'11" (4.10m x 3.35m)

## En-Suite Bath and Shower

## Bedroom Two

19'11" x 13'11" (6.09m x 4.26m)

## En-Suite Shower

## Bedroom Three

19'10" x 14'0" (6.05m x 4.27m)

## Laundry Room

14'0" x 6'10" (4.27m x 2.10m)

## Bedroom Four

16'11" x 13'8" (5.18m x 4.19m)

## En-suite Bath and Shower

## Bedroom Five

18'8" x 13'0" (5.71m x 3.98m)

## Bedroom Six

15'11" x 12'0" (4.86m x 3.68m)

## Storage

5'7" x 4'11" (1.71m x 1.51m)

## Bath and Shower Room

## Wine Cellar

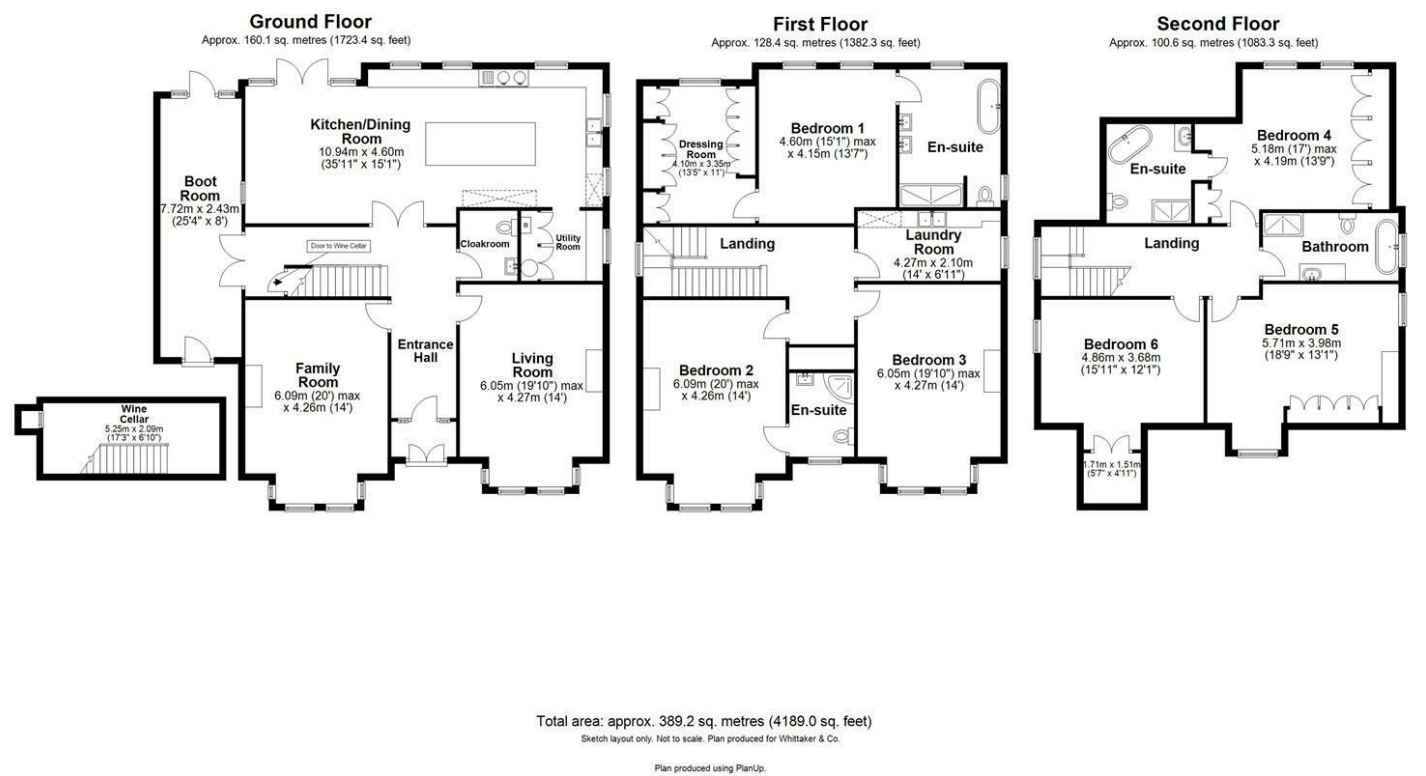
17'2" x 6'10" (5.25m x 2.09m)







Floor Plan



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