



## Station Road

Harpenden, AL5 4RH

A much loved period family home of circa 1,750 sq ft with huge potential to modernise and extend (STPP), and a beautiful garden of just over 100 ft. Set back from the road, there is plenty of off-street parking. Within a short walk of the town centre and station and ideally located for schooling for all ages. \*CHAIN FREE\*.

**Guide price £1,650,000**

# Station Road

Harpenden, AL5 4RH



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- Circa 1,750 sq ft
- Garden circa 100 ft
- Ideally located for schooling
- Potential to modernise & extend (STPP)
- Plenty of off-street parking
- Chain Free
- Period features
- Short walk to town centre & station

## Entrance Hall

## Living Room

16'7" (max) x 12'11" (5.07 (max) x 3.95)

## Dining Room

13'10" x 12'11" (max) (4.24 x 3.95 (max))

## Conservatory

11'9" x 8'7" (3.59 x 2.64)

## Kitchen / Dining Room

19'5" (max) x 14'9" (5.92 (max) x 4.51)

## Cloakroom

## Lean to Workshop

25'7" (max) x 11'5" (7.80 (max) x 3.50)

## Store Room

## Bedroom One

16'7" x 13'5" (5.07 x 4.11)

## Bedroom Two

13'10" x 10'11" (4.24 x 3.34)

## Bedroom Three

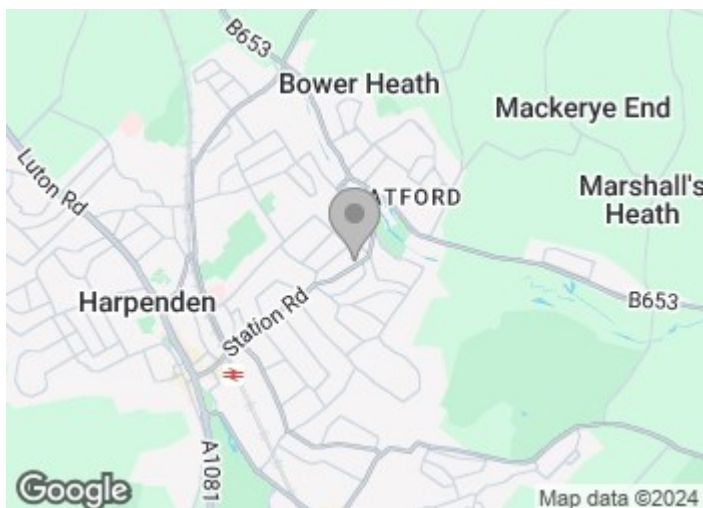
10'5" x 9'3" (3.20 x 2.83)

## Bedroom Four

10'5" x 7'4" (3.20 x 2.25)

## Bathroom

## Shower Room

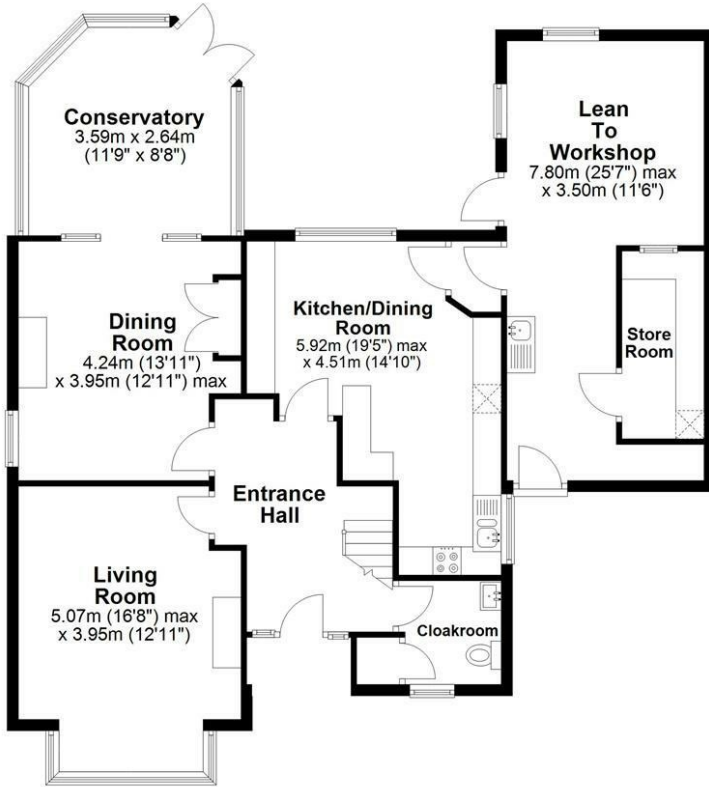




# Floor Plan

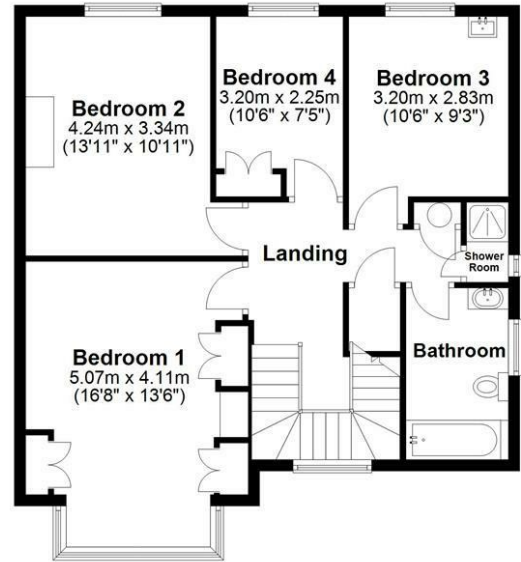
## Ground Floor

Main area: approx. 84.7 sq. metres (911.7 sq. feet)  
Plus workshop/utility, approx. 28.7 sq. metres (308.6 sq. feet)



## First Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



Main area: Approx. 157.4 sq. metres (1693.8 sq. feet)  
Plus workshop/utility, approx. 28.7 sq. metres (308.6 sq. feet)

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

Plan produced using PlanUp.

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