

Moreton Avenue

Harpenden, AL5 2EU

Stunning Edwardian villa - fully refurbished by our clients, to include a Gym & Wine Cellar - of circa 3,360 sq ft, arranged over three floors. There is a huge amount of living and entertaining space and the open plan Kitchen / Dining room opens onto the 75 ft garden. Moreton Avenue is a much sought after prime central location which is ideally placed for schooling and within a short walk of the town centre and station.

Guide price £2,750,000

Moreton Avenue

Harpenden, AL5 2EU



- Circa 3,360 sq ft
- Wine Cellar
- Off-street parking
- Fully refurbished by our clients
- Gym
- Prime central location
- Arranged over three floors
- Garden 75 ft
- Ideally placed for schooling

Reception Hall

Living Room

12'7" (max) x 16'1" (3.86 (max) x 4.92)

Sitting Room

17'2" x 11'7" (5.24 x 3.55)

Kitchen / Dining Room

12'8" (max) x 32'2" (3.88 (max) x 9.81)

Family Room

16'4" x 13'3" (5.00 x 4.06)

Study

17'2" x 6'6" (5.24 x 2.00)

Utility Room

11'3" x 5'10" (3.44 x 1.80)

Cloakroom

Bedroom One

12'11" x 14'5" (3.94 x 4.40)

Dressing Room

11'5" x 10'6" (3.50 x 3.21)

En-suite Shower Room

Bedroom Two

16'6" x 13'3" (5.04 x 4.06)

Bedroom Three

13'1" x 13'5" (4.00 x 4.11)

Family Bathroom

Bedroom Four

13'5" x 13'5" (4.10 x 4.11)

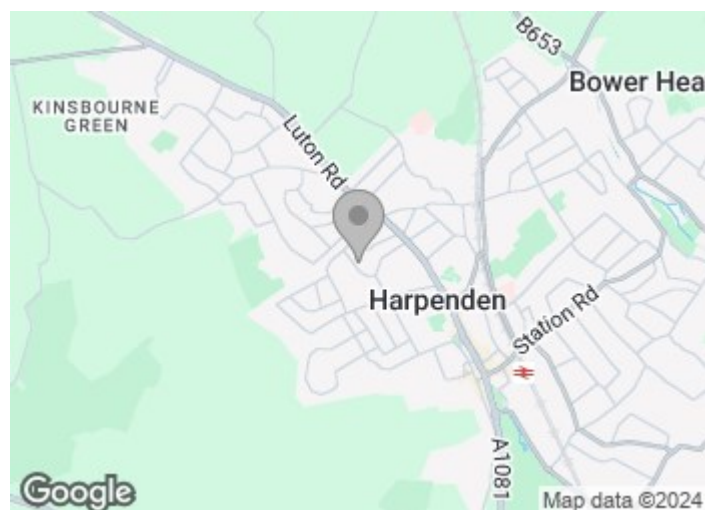
Cinema Room

15'11" x 18'4" (max) (4.86 x 5.61 (max))

Gym / Bedroom Five

12'1" x 14'2" (max) (3.70 x 4.34 (max))

Shower Room





Floor Plan



Total area: approx. 310.6 sq. metres (3342.9 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.

