



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)

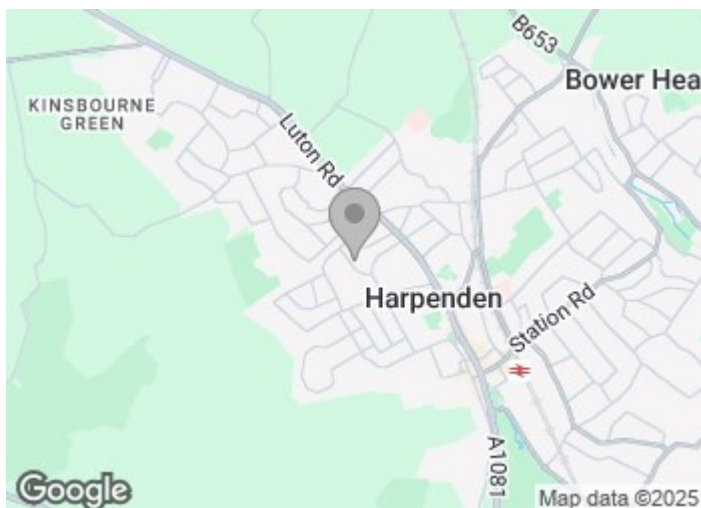
Cinema Room

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

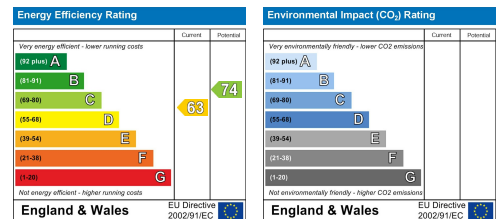


Total area: approx. 310.6 sq. metres (3342.9 sq. feet)

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

Plan produced using PlanUp.

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