



Park Avenue South

Harpenden, AL5 2EA

An impressive family home - with great potential for further improvement - of circa 4,125 sq ft (excluding garage), set on a large 0.63 acre (westerly aspect) plot. The house has two separate planning permissions granted to refurbish and extend, ref #5/2021/3228 and #5/2024/1175. A prime central location within a few minutes' walk of both the town centre and Rothamsted Estate.

Guide price £4,250,000

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- Circa 4,675 sq ft including garage
- Planning ref 2 - 5/2021/3228
- Prime central location
- Plot circa 0.63 acre, westerly aspect
- Beautiful proportions throughout
- Short walk to town centre & Rothamsted Estate
- Planning ref 1 - 5/2024/1175
- Triple Garage

Entrance Hall

Drawing Room

24'11" x 17'11" (max) (7.62 x 5.47 (max))

Kitchen / Breakfast / Family Room

29'7" (max) x 23'7" (max) (9.03 (max) x 7.21 (max))

Dining Room

17'11" (max) x 14'11" (5.47 (max) x 4.56)

Living Room

15'11" x 13'11" (4.87 x 4.25)

Utility Room

14'0" x 8'7" (4.27 x 2.64)

Cloakroom

Bedroom One

17'10" x 16'0" (5.45 x 4.88)

En-suite Shower Room

Bedroom Two

16'0" x 15'4" (4.88 x 4.68)

En-suite Shower Room

Bedroom Three

15'11" x 13'11" (4.87 x 4.25)

Bedroom Four

13'11" x 12'5" (4.25 x 3.81)

Family Bathroom

Study

17'10" (max) x 8'11" (max) (5.45 (max) x 2.72 (max))

Bedroom Five

25'1" (max) x 13'3" (max) (7.66 (max) x 4.05 (max))

En-suite Shower Room

Triple Garage

29'9" x 18'5" (9.07 x 5.63)





