



Waveney Road

Harpenden, AL5 4QZ

Set on a corner plot, this family home of circa 1,275 sq ft offers huge potential, with planning permission to extend to both the side and rear (ref 5/2023/1786). The private garden has a southerly aspect and there is the benefit of a garage, as well as off-street parking. Ideally placed for schooling and within walking distance of the town centre and station. *CHAIN FREE*

Guide price £745,000

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- Circa 1,275 sq ft
- Garage & off-street parking
- Close to open countryside
- Planning permission to extend ref 5/2023/1786
- Ideally located for schooling
- Chain Free
- Garden circa 45 ft, southerly aspect
- Walking distance to town centre & station

Entrance Hall

Living Room

20'9" x 11'10" (max) (6.35 x 3.62 (max))

Kitchen

12'0" x 7'9" (max) (3.66 x 2.38 (max))

Family Room

16'2" (max) x 7'6" (4.95 (max) x 2.29)

Utility Room

11'10" x 7'7" (3.63 x 2.33)

Cloakroom

Bedroom One

11'8" x 10'6" (3.56 x 3.22)

Bedroom Two

11'8" x 11'6" (max) (3.58 x 3.52 (max))

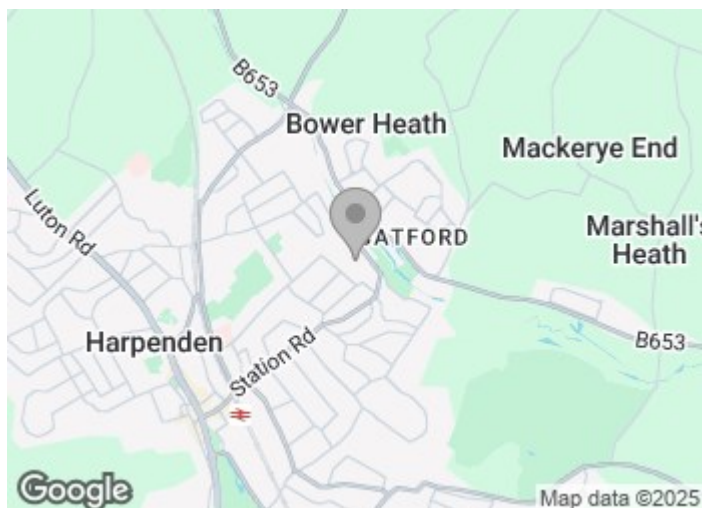
Bedroom Three

8'9" x 7'11" (2.68 x 2.42)

Bathroom

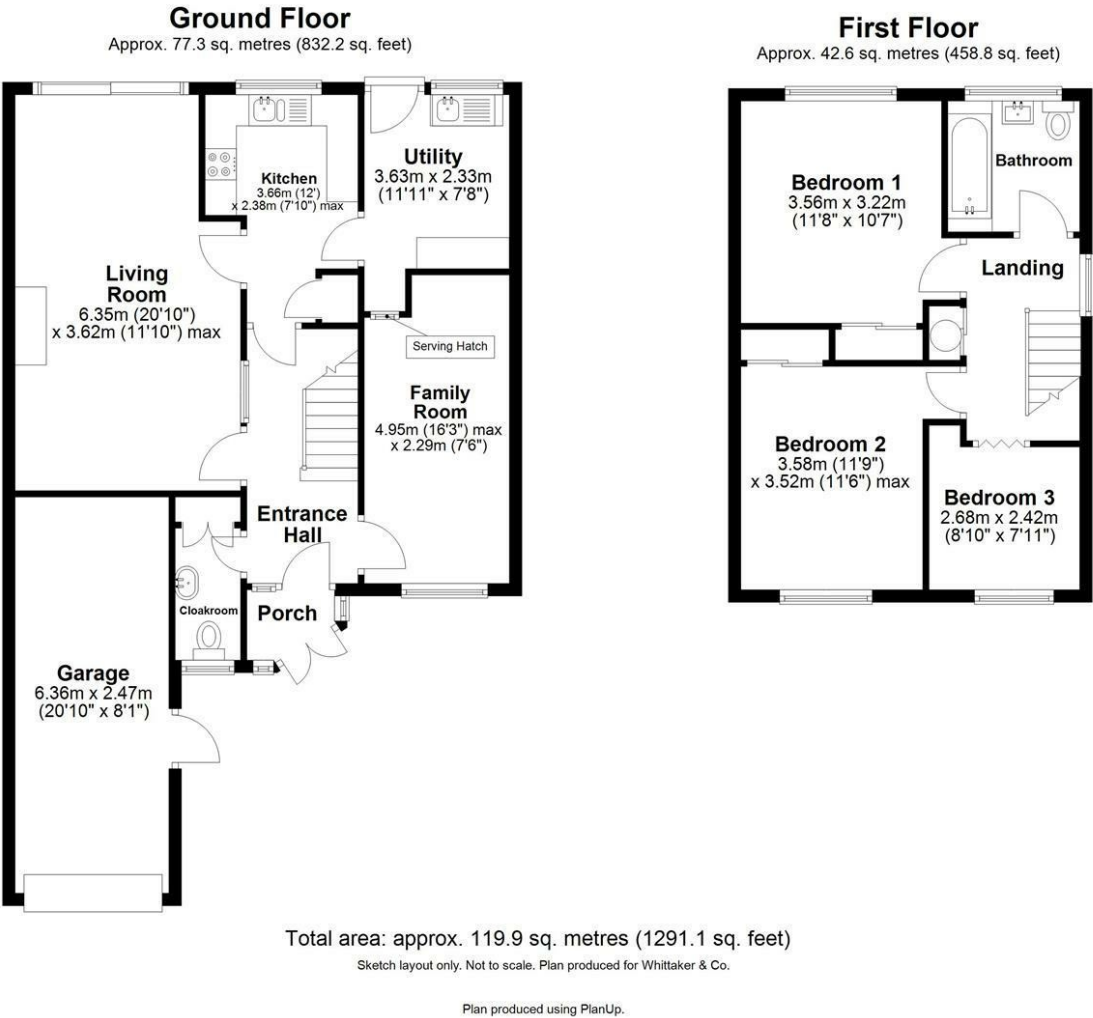
Integral Garage

20'10" x 8'1" (6.36 x 2.47)





Floor Plan



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