











35 Cross Way Harpenden, AL5 4QU

A very well-presented and spacious family home offering excellent accommodation arranged over three floors. This fine home boasts a larger than average, 120ft garden with home office/gym. The house is conveniently located within walking distance of the station, town centre and excellent schools.

# 35 Cross Way Harpenden, AL5 4QU







- Excellent family accommodation Close to outstanding Junior and Walking distance to station and arranged over 3 floors
- In good decorative order throughout
- Large 120ft mature garden
- Secondary schools
- 4 bedrooms
- Home office/gym

- town centre
- 2 bathrooms (1 en-suite)
- Off-street Parking

# **Entrance Hall**

# Living Room

13'8" x 13'6" (4.17 x 4.13)

# study

9'10" x 8'2" (3.00 x 2.49)

# Kitchen/Breakfast Room

11'8" x 11'4" (3.57 x 3.47)

# Family/Dining Room

17'5" x 8'9" (5.32 x 2.67)

#### Bedroom Two

12'0" x 10'8" (3.68 x 3.26)

#### **Bedroom Three**

11'10" x 10'8" (3.61 x 3.26)

#### **Bedroom Four**

8'1" x 7'11" (2.48 x 2.43)

#### Bathroom

#### Bedroom One

17'0" x 11'8" (5.20 x 3.56)

# En suite

# Home Office

9'10" x 8'2" (3.0 x 2.49)

## Garden Room

12'10" x 9'10" (3.92 x 3.00)



**Directions** 

















#### **Ground Floor** Main area: approx. 59.2 sq. metres (637.7 sq. feet) Family/Dining Room 5.32m x 2.67m (17'5" x 8'9") Home Office 3.00m x 2.49m (9'10" x 8'2") Second Floor First Floor Approx. 42.8 sq. metres (460.9 sq. feet) Approx. 31.0 sq. metres (333.3 sq. feet) Study 2.59m x 2.27m (8'6" x 7'5") Bedroom 2 Kitchen/Breakfast 3.68m x 3.26m (12'1" x 10'8") Garden En-suite Room 3.92m x 3.00m (12'10" x 9'10") Bedroom 1 5.20m (17'1") x 3.56m (11'8") max Landing Living Room 4.17m (13'8") max x 4.13m (13'7") Bedroom 3 3.61m x 3.26m (11'10" x 10'8") Bedroom 4 2.48m x 2.43m (8'1" x 8') **Entrance** Hall

Main area: Approx. 133.0 sq. metres (1431.9 sq. feet)
Plus outbuildings, approx. 19.5 sq. metres (209.9 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.
Plan produced using PlanUp.

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