



## 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.

**Guide price £1,050,000**

# 35 Cross Way

Harpenden, AL5 4QU



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

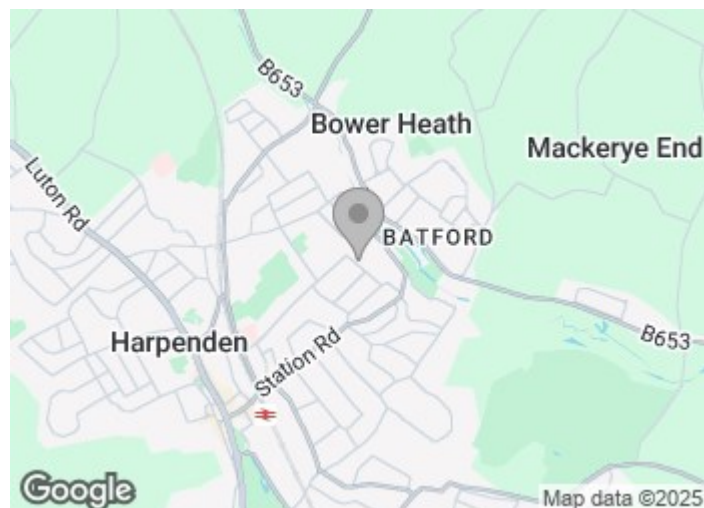
## En suite

## Home Office

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

## Garden Room

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

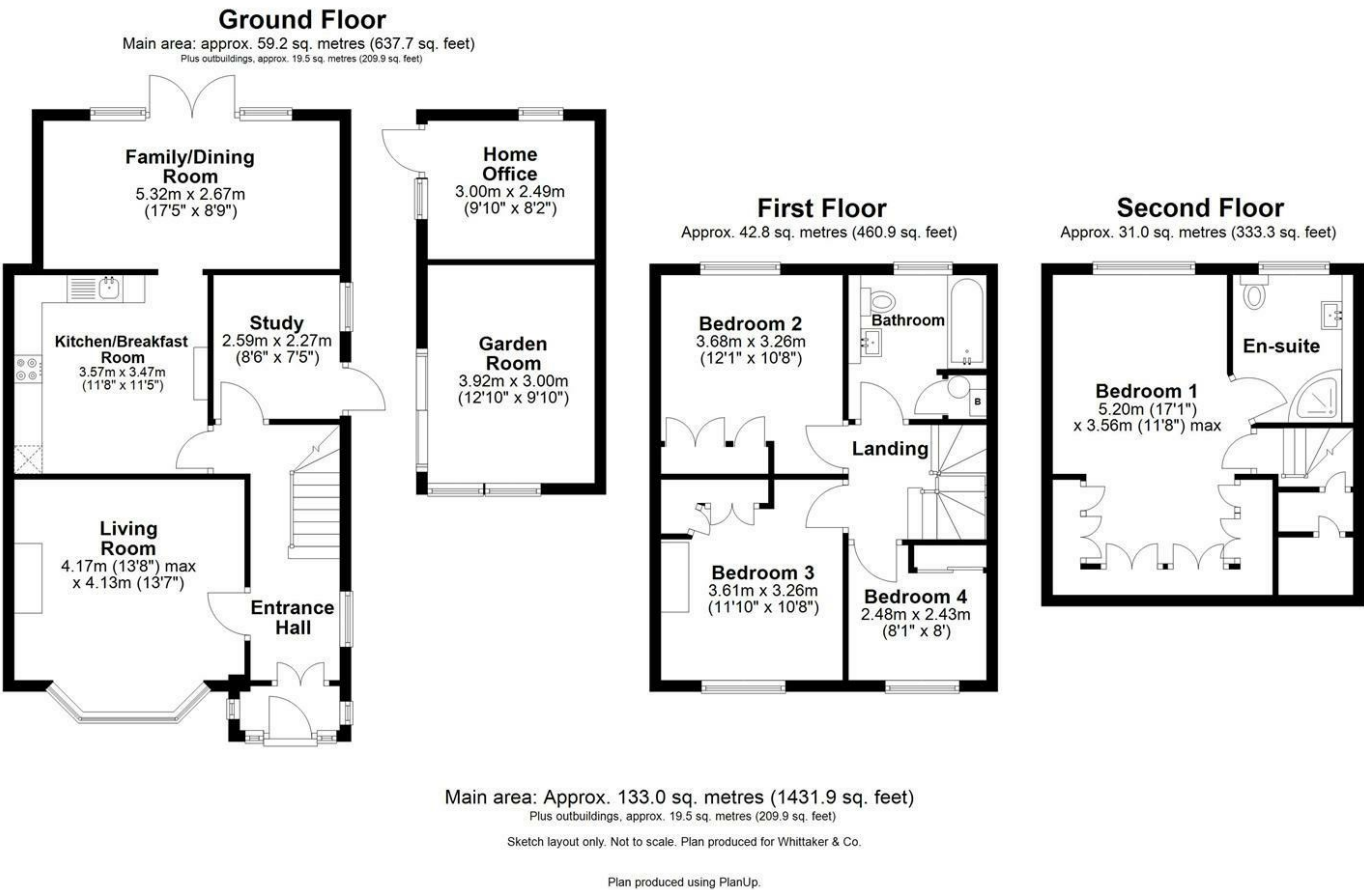


## Directions





Floor Plan



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