



Prospect Lane

Harpenden, AL5 2PL

Built by a highly reputable local firm 12 years ago, this stunning family home of circa 5,000 sq ft - arranged over three floors - offers a huge amount of living and entertaining space. The private garden is 75 ft x 40 ft. Prospect Lane is a very peaceful spot in the popular West Common area, moments from beautiful open countryside and within easy reach of Harpenden.

Guide price £2,895,000

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- Circa 5,000 sq ft
- Immaculately presented throughout
- Moments from open countryside
- Arranged over three floors
- Garden 75ft x 40ft
- Within easy reach of Harpenden
- Built by a reputable local firm
- Double garage & plenty of parking
- West Common location

Reception Hall

23'3" x 17'1" (7.11 x 5.22)

Kitchen / Family Room

32'2" x 28'6" (9.81 x 8.71)

Garden Room

13'7" x 11'11" (4.16 x 3.65)

Living Room

21'0" (max) x 17'8" (6.41 (max) x 5.41)

Dining Room

17'1" x 13'1" (max) (5.22 x 3.99 (max))

Utility Room

10'4" x 8'11" (3.17 x 2.74)

WC

Cloakroom

Plant Room

Principal Bedroom

18'4" x 15'8" (5.60 x 4.80)

En-suite Bathroom

Bedroom Two

16'1" x 12'10" (4.91 x 3.92)

En-suite Shower Room

Bedroom Three

16'1" x 13'9" (4.91 x 4.20)

En-suite Shower Room

Bedroom Four

14'0" (max) x 12'0" (4.29 (max) x 3.66)

Bedroom Five

13'9" x 11'5" (4.20 x 3.49)

Family Bathroom

Entertainment Room

19'4" x 18'11" (5.90 x 5.79)

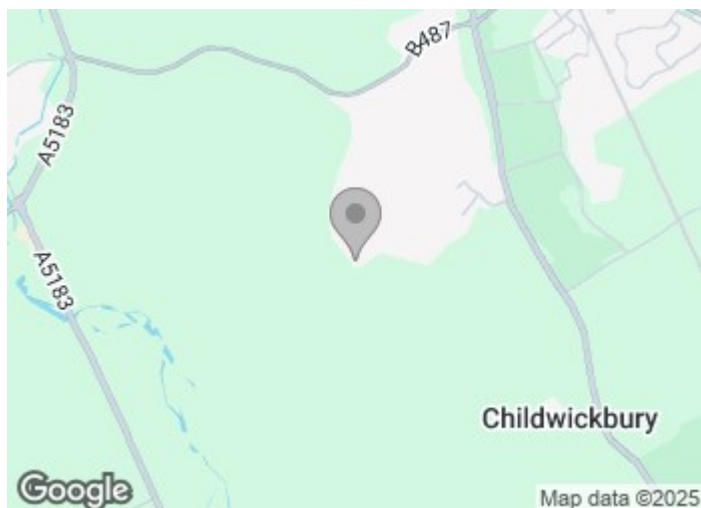
Bedroom Six / Study

12'9" x 9'1" (3.91 x 2.79)

Shower Room

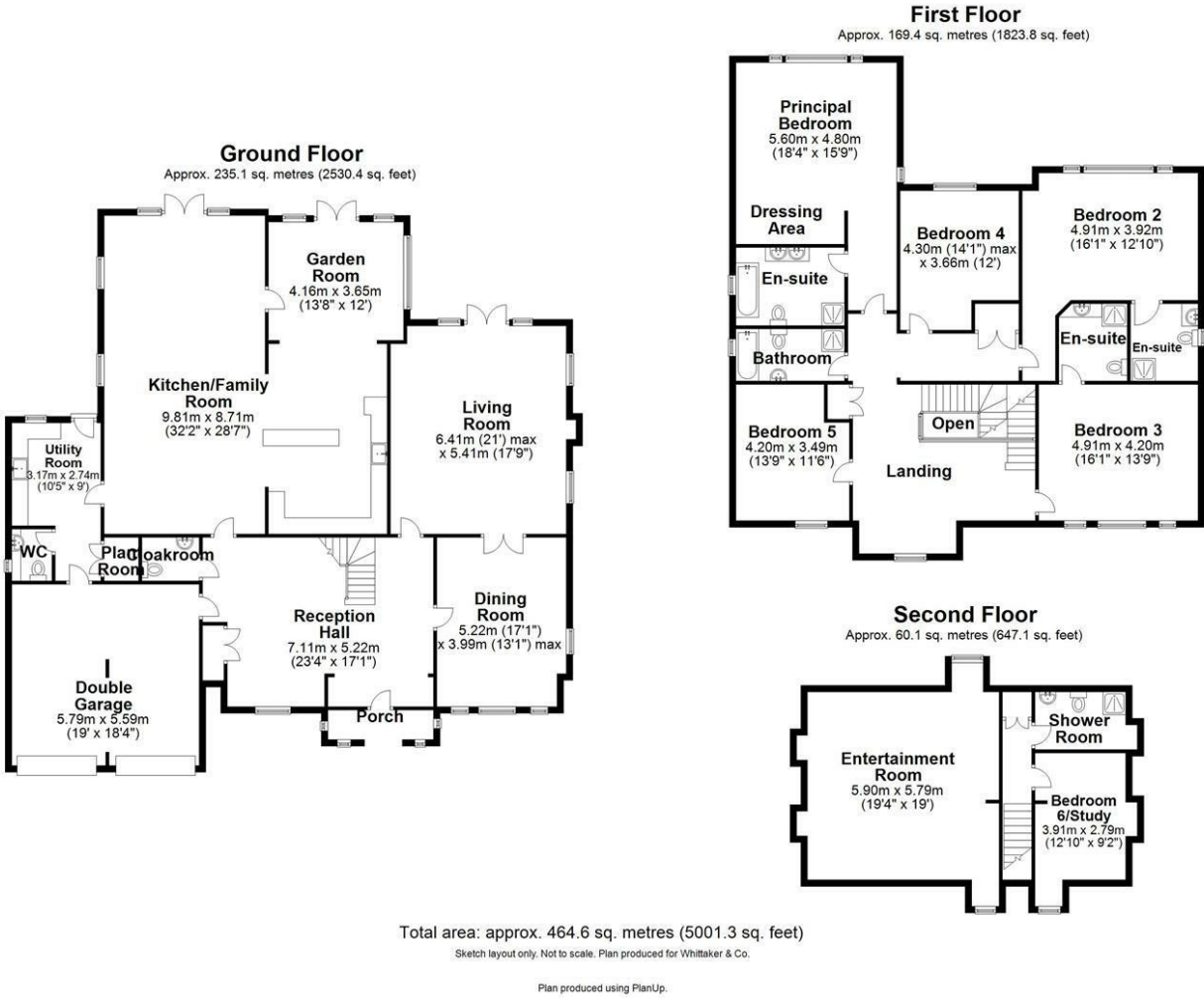
Integral Double Garage

18'11" x 18'3" (5.79 x 5.58)





Floor Plan



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