



Connaught Road

Harpenden, AL5 4TW

Super family home of circa 2,000 ft - with a wonderful south west facing, 95ft garden - on this much sought after road which is ideally placed for schooling and within a short walk of the town centre and station. Potential to extend (STPP). Additional benefit of a garage and plenty of off-street parking.

Guide price £1,625,000

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- Circa 2,000 sq ft
- Garden 95ft, south west facing
- Short walk to station & town centre
- Open plan living space
- Garage & off-street parking
- Ideally placed for schooling
- Large Kitchen / Breakfast Room
- Potential to extend (STPP)

Entrance Hall

Living Room

15'11" x 11'5" (4.86 x 3.49)

Dining Room

15'7" x 9'11" (4.77 x 3.03)

Kitchen / Breakfast Room

15'7" x 14'11" (4.77 x 4.57)

Study

11'5" x 9'3" (3.49 x 2.84)

Family Room

10'5" x 10'4" (3.20 x 3.17)

Utility Room

9'8" x 4'6" (2.96 x 1.38)

Bedroom One

15'7" x 15'1" (4.77 x 4.60)

En-suite Shower Room

Bedroom Two

12'9" x 11'5" (3.91 x 3.50)

Bedroom Three

10'6" x 10'5" (3.22 x 3.19)

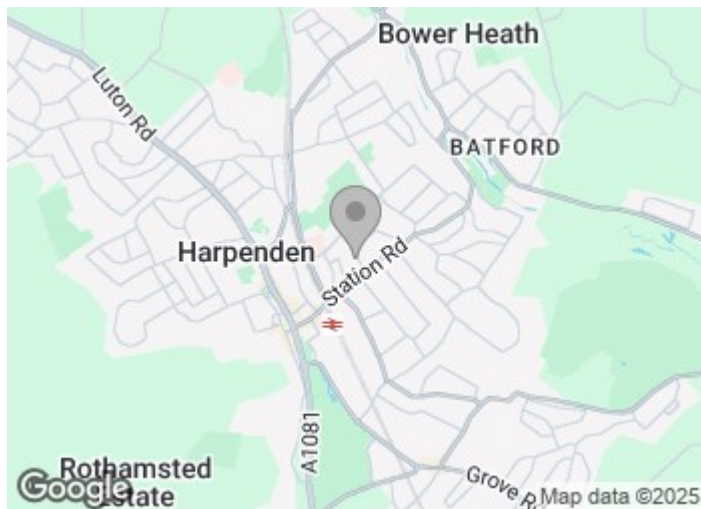
Bedroom Four

11'6" x 8'10" (3.53 x 2.71)

Family Bathroom

Integral Garage

15'8" x 9'8" (4.80 x 2.96)

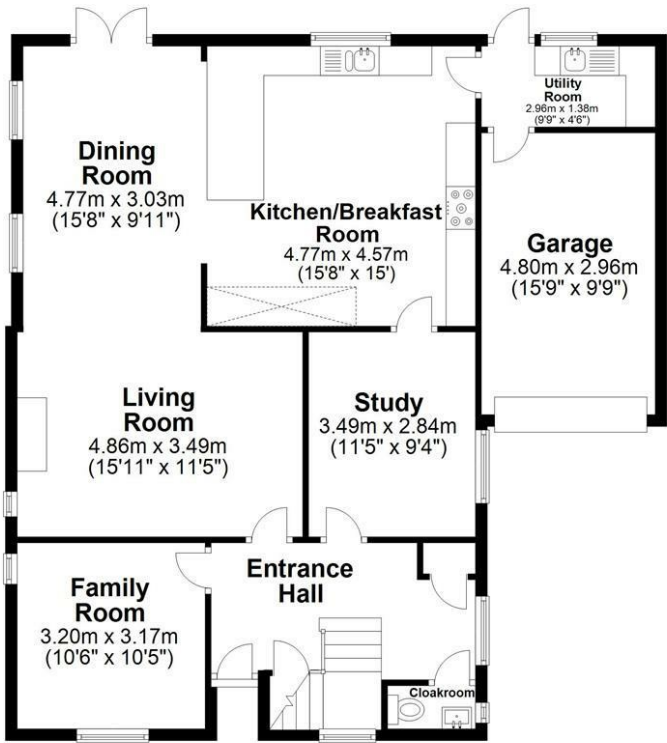




Floor Plan

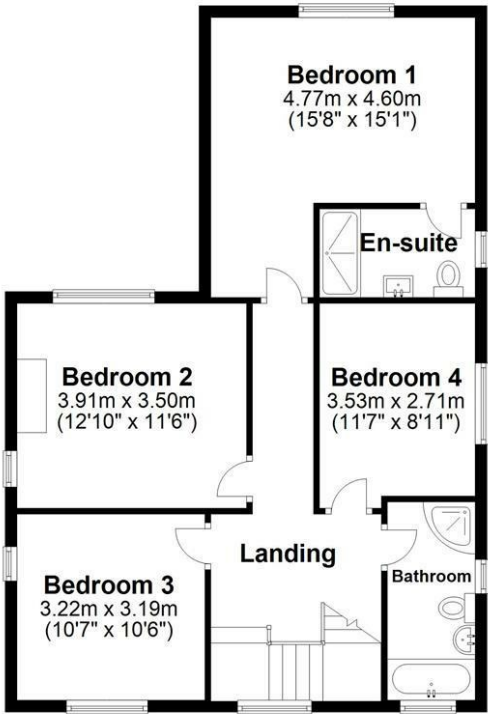
Ground Floor

Approx. 108.4 sq. metres (1166.3 sq. feet)



First Floor

Approx. 75.5 sq. metres (812.7 sq. feet)



Total area: approx. 183.9 sq. metres (1979.0 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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