











Granby Court

Harpenden, AL₅ 5AB

Immaculately presented three bedroom home arranged over three floors, with a self contained lower ground floor Studio, ideal for home working. Off road parking and a south west facing garden. Overlooking Batford Springs Nature Reserve the property is well placed for schooling and it is within walking distance of the town centre and station.

Granby Court

Harpenden, AL5 5AB



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- Immaculately presented home circa 1170 sq ft
- Off road parking
- Well placed for schooling
- Porch

Hall

Cloakroom

Kitchen

13'7" x 7'7" (4.16m x 2.33m)

Lounge/Diner

19'1" x 13'10" (5.82m x 4.22m)

Bedroom One

11'2" x 11'8" (3.41m x 3.58m)

Bedroom Two

13'2" x 7'7" (4.02m x 2.32m)

Bedroom Three

9'2" x 5'10" (2.80m x 1.78m)

Bathroom

- Arranged over three floors
- South West facing garden
- Council Tax Band D

Lower Ground Floor Studio Reception

Home Office

8'0" x 7'1" (2.46m x 2.16m)

Home Office

8'0" x 5'11" (2.46m x 1.82m)

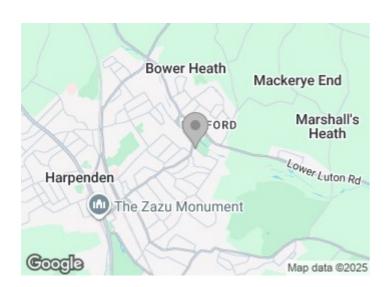
WC

Store

6'5" x 6'7" (1.97m x 2.02m)

Bin Store

- Self contained Studio/Home Office
- Overlooking Batford Springs
 Nature Reserve



















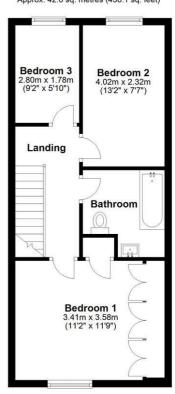
Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)

Lounge/Diner 5.82m (19'1") max x 4.22m (13'10") max Kitchen 4.16m x 2.33m (13'8" x 7'8")

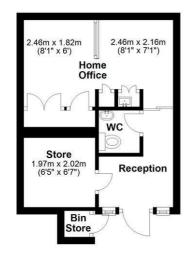
First Floor

Approx. 42.6 sq. metres (458.1 sq. feet)



Lower Ground Floor Studio

Approx. 22.6 sq. metres (242.9 sq. feet)



Total area: approx. 109.2 sq. metres (1175.6 sq. feet)

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

Plan produced using PlanUp

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