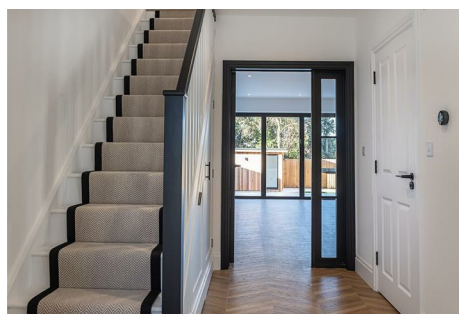




25a Sauncey Avenue

Harpenden, AL5 4QR

An exquisite brand-new luxury five-bedroom detached home located on one of Harpenden's most sought-after, tree-lined avenues. Gilbert House has been architecturally considered to create a home of true quality, beauty, and craftsmanship. The design perfectly balances traditional with contemporary to stunning effect, resulting in a stylish yet highly functional residence that epitomises this developer's philosophy of 'inspiring spaces for better living'.

Guide price £1,560,000

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Harpenden, AL5 4QR



- A beautifully designed kitchen with stone worktops, pantry and 'secret utility room'
- A spectacular boutique hotel-style master
- Off-street parking for up to 3 vehicles
- 10 Year New-build warranty
- Modern appliances, and a wealth of intelligent storage options
- Electric vehicle charging point
- Beautifully landscaped rear garden
- Underfloor heating throughout the ground floor
- Energy efficient Air Source Heat Pump
- Garden room with separate external storage

Entrance Hall

Cloakroom

Living Room

12'3" x 12'1" (3.74m x 3.70m)

kitchen/dining/Family Room

22'5" x 20'4" (6.84 x 6.20)

Utility Room

7'10" x 5'2" (2.41 x 1.58)

Bedroom Two

12'5" x 12'1" (3.81 x 3.70)

En suite Shower room

Dressing Room

Bedroom Three

12'8" x 10'8" (3.87 x 3.27)

Bedroom Four

12'8" x 9'3" (3.87 x 2.83)

Family Bathroom

Bedroom One

24'0" x 9'4" (7.32 x 2.86)

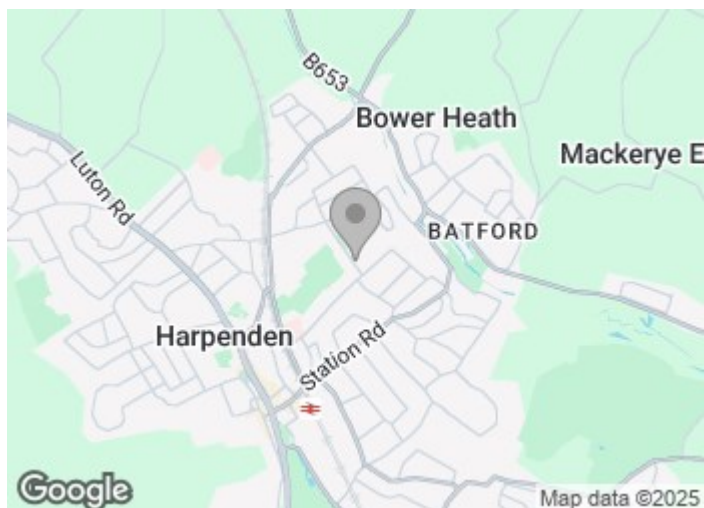
En suite Shower room

Walk in Wardrobe

Home Office

8'10" x 8'2" (2.7 x 2.5)

Off Street Parking

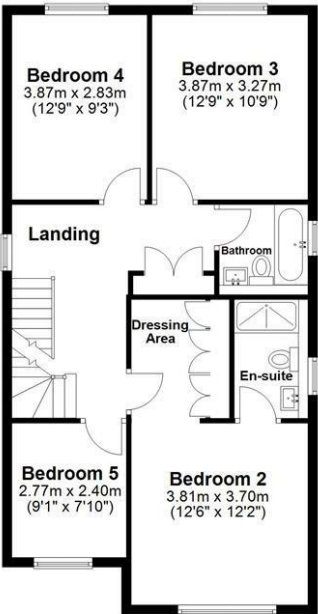




Floor Plan



First Floor
Approx. 74.0 sq. metres (796.6 sq. feet)

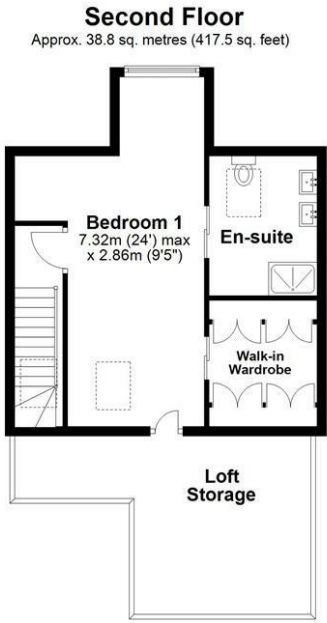


Second Floor
Approx. 38.8 sq. metres (417.5 sq. feet)

Main area: Approx. 186.9 sq. metres (2011.8 sq. feet)
Plus home office/store, approx. 9.7 sq. metres (104.4 sq. feet)

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

Plan produced using PlanUp.



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