

## The Common

Harpenden, AL5 3PE

A stunning family home boasting a high internal specification. The house has been well planned and beautifully designed for modern living. It offers excellent accommodation, circa 3,900 sq ft over two floors in a wonderful semi-rural setting, moments from Kinsbourne Common and within easy reach of the town centre and station. Located within easy reach of excellent junior and secondary schools. The 85ft south facing garden includes a heated swimming pool and Pool House. Includes land to the front - total plot circa 1.2 acre. \*CHAIN FREE\*.

**Guide price £2,850,000**

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- Fully renovated by our clients
- Principal Bedroom Suite with balcony
- Includes land to front
- Circa 3,900 sq ft
- Heated swimming pool & pool house
- Garage & plenty of parking
- Open plan Kitchen / Dining / Family Room
- Garden 85ft, south facing
- Semi-rural location

Entrance Hall

15'3" x 13'10" (4.67 x 4.24)

Living Room

25'1" x 16'4" (max) (7.66 x 5.00 (max))

Kitchen / Breakfast / Family Room

31'1" x 24'4" (9.49 x 7.44)

Dining Room

16'10" x 12'9" (5.15 x 3.90)

Sitting Room

17'2" x 13'1" (5.24 x 4.00)

Utility Room

12'8" x 5'10" (3.88 x 1.80)

Cloakroom

Bedroom One

20'6" (max) x 10'11" (6.25 (max) x 3.33)

Dressing Room

En-suite Bathroom

Balcony

Bedroom Two

22'1" (max) x 11'5" (6.75 (max) x 3.50)

Dressing Room

En-suite Shower Room

Bedroom Three

14'2" x 12'6" (max) (4.32 x 3.83 (max))

En-suite Shower Room

Bedroom Four

13'1" x 8'2" (4.00 x 2.51)

Bedroom Five

11'0" x 9'4" (3.37 x 2.86)

Family Shower Room

Integral Garage

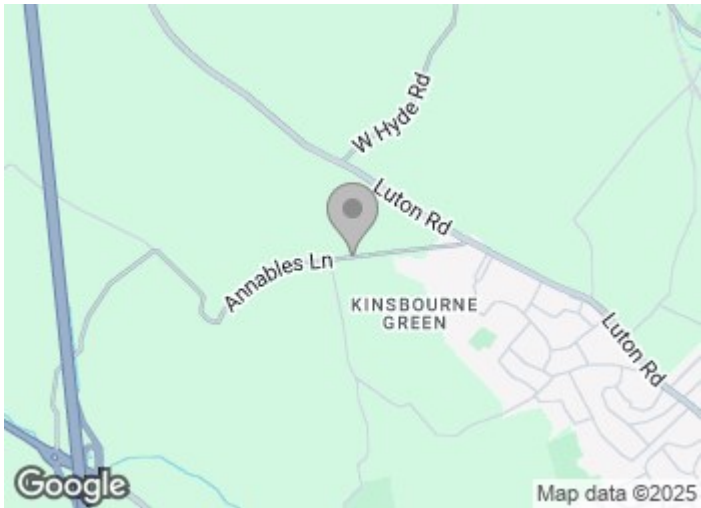
18'6" x 18'0" (5.66 x 5.50)

Swimming Pool

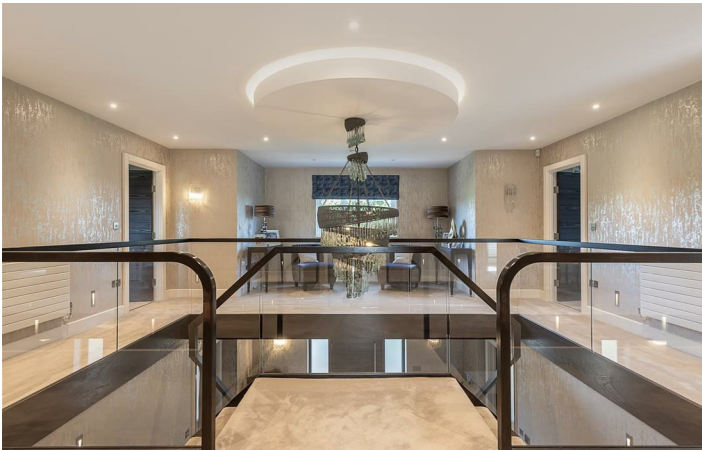
33'0" x 15'10" (10.06 x 4.84)

Pool House

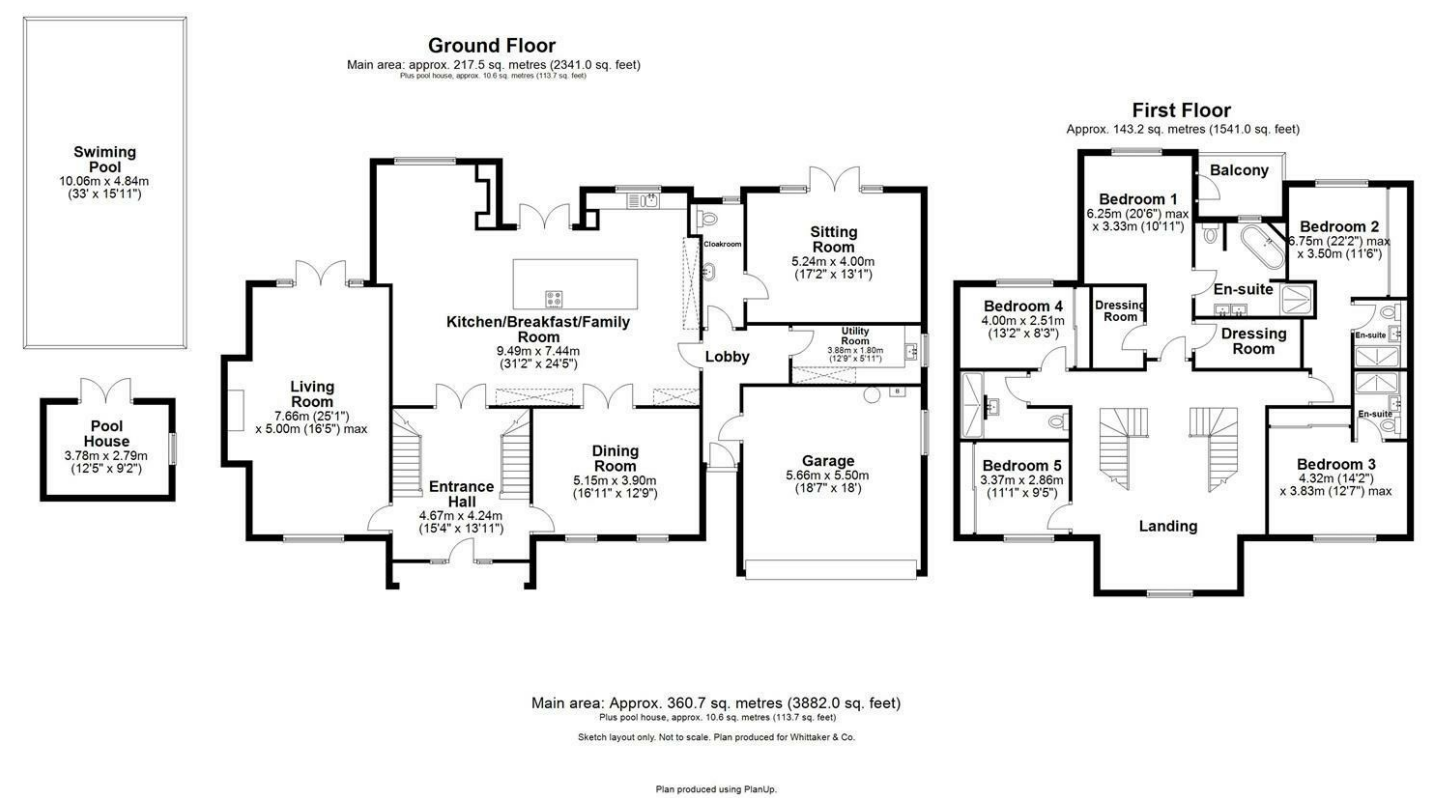
12'4" x 9'1" (3.78 x 2.79)







Floor Plan



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