



## Wood End Hill

Harpenden, AL5 3EZ

Beautifully presented four bedroom family home with spacious open plan layout, boot room and craft room. Located in a sought after, quiet residential area close to open countryside and ideally located for excellent schools. Delightful, well stocked 130ft southerly aspect private garden.

**Guide price £2,250,000**

# Wood End Hill

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- Circa 3,000 sq ft
- 130ft southerly aspect garden
- Possibility to easily create a fifth bedroom
- Council Tax Band G
- Ideally located close to excellent schooling
- Fabulous open plan kitchen, living and dining room
- 0.26 acres
- Beautifully finished throughout
- Versatile ground floor space including boot room and craft room

## Entrance Hall

## Study

12'5" x 11'4" (3.80m x 3.47m)

## Lounge Area

17'4" x 19'11" (5.29m x 6.08m)

## Dining Area

16'4" x 12'2" (5m x 3.71m)

## Kitchen/Breakfast Room

21'8" x 13'6" (6.61m x 4.12m)

## Boot Room

8'7" x 8'11" (2.63m x 2.72m)

## Utility Room

6'4" x 6'9" (1.95m x 2.08m)

## Crafts Room

12'9"x 7'5" (3.91mx 2.27m)

## Shower Room

## Garage Store

## Bedroom One

25'0" x 12'2" (7.64m x 3.71m)

## Walk-in Wardrobe

## En-suite Bath and Shower Room

## Bedroom Two

15'8" x 15'3" (4.80m x 4.67m)

## En-suite

## Bedroom Three

11'7" x 10'4" (3.55m x 3.17m)

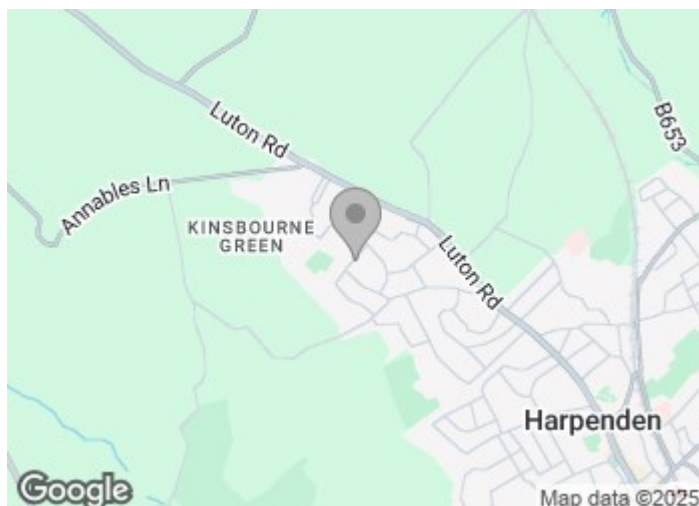
## Bedroom Four

9'10" x 10'11" (3.02m x 3.35m)

## Bathroom

## Garage Store

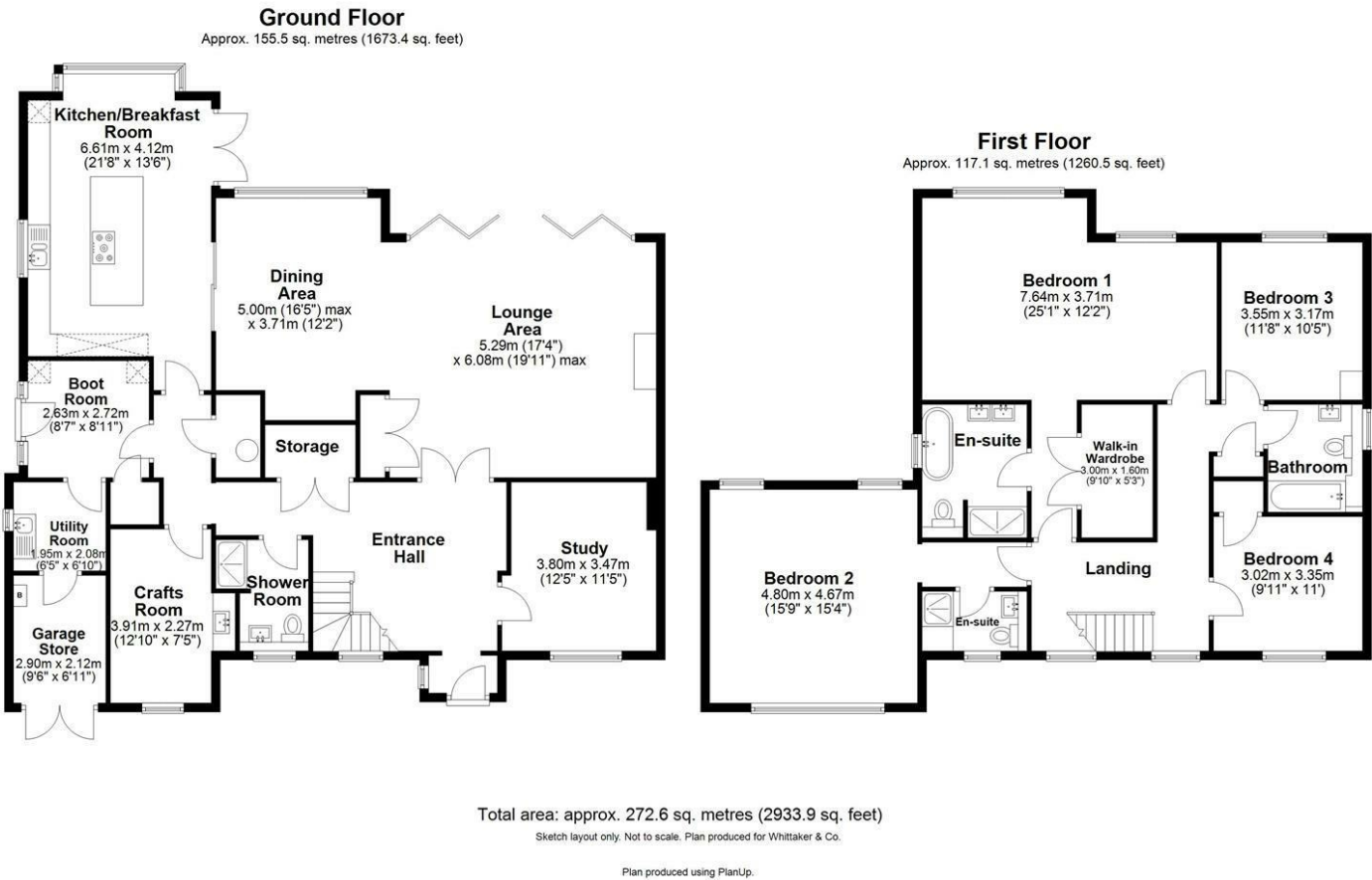
9'6" x 6'11" (2.90m x 2.12m)







Floor Plan



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