



## The Deerings

Harpenden, AL5 2PF

Thoughtfully refurbished & extended to an exceptional standard. In order to fully appreciate both the proportions and quality of this single storey home, viewing is imperative.

**Guide price £1,675,000**

# The Deerings

Harpenden, AL5 2PF



- Newly refurbished & extended
- Vaulted living space
- Incredible quality throughout
- Council Tax Band G
- 4 bedrooms & 3 bathrooms
- Large garage & parking
- Professionally landscaped gardens
- Fabulous single storey living
- Quiet West Common setting
- Measuring almost 2400 Sq Ft

## Entrance Hall

## Kitchen / Dining Room

15'9" x 16'4" (4.82m x 4.99m)

## Utility Room

9'2" x 7'8" (2.81m x 2.35m)

## Living Room

16'4" x 23'7" (5m x 7.20)

## Snug

8'0" x 7'11" (2.44m x 2.42m)

## Family Room

19'6" x 12'6" (5.96 x 3.82)

## Bedroom One

15'8" x 10'8" (4.79 x 3.26)

## Dressing Room

11'6" x 7'7" (3.53m x 2.32m)

## En-Suite Bathroom

## Bedroom Two

14'1" x 10'11" (4.31m x 3.34m)

## En-Suite Bathroom

## Bedroom Three

12'4" x 7'8" (3.77m x 2.34m)

## Bedroom Four / Study

12'4" x 7'7" (3.77m x 2.33m)

## Family Bathroom

## Garage

17'3" x 18'4" (5.28m x 5.61m)







Floor Plan



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