











Cross Way Harpenden, AL5 4QU

Well presented family home of over 1,500 sq ft arranged over three floors. The top floor principal suite has a Juliet balcony with open views of the garden. Versatile living space and lovely 75ft south west facing garden. Walking distance to the town centre and station and ideally located for excellent schooling.

Cross Way

Harpenden, AL5 4QU









- Great family home of over 1,500 sq Arranged over three floors
- 75 ft south westerly facing garden Ideally located for excellent Junior Walking distance to the town
- Off street parking with EV charger
 Council Tax Band E
- and Secondary schools

- Principal bedroom and en-suite on top floor with Juliet balcony
- centre and station

Entrance Hall

Living Room

13'7" x 11'9" (4.15m x 3.59m)

Kitchen/Dining Room

19'5" x 11'11" (5.94m x 3.65m)

Family Room

18'0" x 10'2" (5.51m x 3.10m)

Cloakroom

Utility Room

14'7" x 3'11" (4.47m x 1.20m)

Bedroom Two

11'9" x 10'8" (3.60m x 3.26m)

Bedroom Three

11'9" x 10'9" (3.59m x 3.28m)

Bedroom Four

8'4" x 7'11" (2.56m x 2.42m)

Bathroom

Bedroom One

17'4" x 12'0" (5.30m x 3.67m)

En-suite Shower



















Ground Floor Approx. 68.2 sq. metres (733.9 sq. feet) Family Room 5.51m x 3.10m (18'1" x 10'2") Second Floor **First Floor** Approx. 29.1 sq. metres (313.2 sq. feet) Approx. 43.4 sq. metres (466.9 sq. feet) Kitchen/Dining Bathroom Bedroom 2 Room 5.94m (19'6") max x 3.65m (12') 3.60m x 3.26m (11'10" x 10'8") Bedroom 1 5.30m x 3.67m (17'5" x 12') Landing Landing Bedroom 3 Living 3.59m x 3.28m (11'9" x 10'9") Room 4.15m (13'7") x 3.59m (11'9") max Bedroom 4 **Entrance** Eaves Hall Total area: approx. 140.6 sq. metres (1513.9 sq. feet)

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

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