











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 and Secondary schools
- Off street parking with EV charger
   Council Tax Band E
- 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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