



St. James Road

Harpenden, AL5 4NY

An attractive and spacious family home situated within this desirable and sought after road in a highly convenient location. This fine home offers excellent living accommodation over two floors with a tremendous amount of potential for side, rear and/or loft conversion subject to planning. The centre of Harpenden, railway station are within walking distance and the house sits in the catchment for excellent schools. * CHAIN FREE*

Guide price £1,200,000

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- Spacious family home of 1650 sq ft
- Huge potential for extension STPP
- Detached garage and outside store rooms
- South facing garden of 110ft
- Sought after location
- Catchment for excellent schooling
- Walking distance of the town centre and station
- * Chain Free *
- Council tax Band E

Entrance hall

Living Room

13'10" x 11'5" (4.23m x 3.48m)

Dining Room

14'2" x 11'3" (4.34m x 3.43m)

Breakfast Room

12'3" x 10'7" (3.75m x 3.23m)

Kitchen

11'3" x 9'10" (3.45m x 3.02m)

Cloakroom

Store

6'3" x 5'1" (1.92m x 1.56m)

Store

Bedroom One

13'4" x 11'10" (4.07m x 3.63m)

Bedroom Two

13'3" x 11'3" (4.05m x 3.43m)

Bedroom Three

10'3" x 9'10" (3.13m x 3.02m)

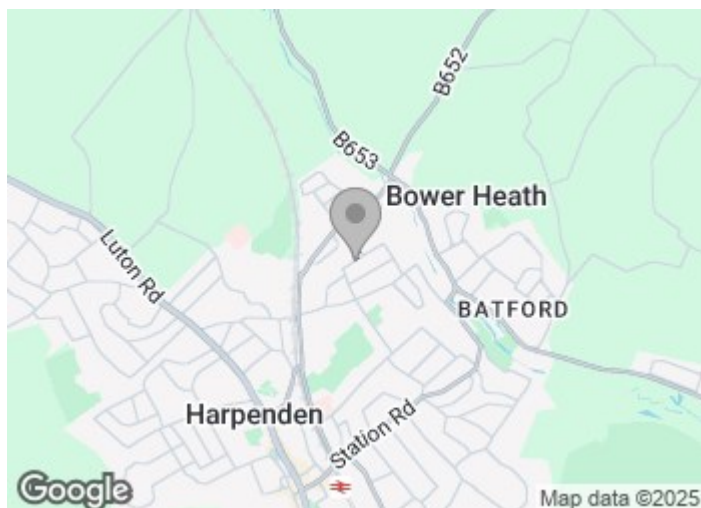
Bedroom Four

10'7" x 10'1" (3.23m x 3.08m)

Bathroom

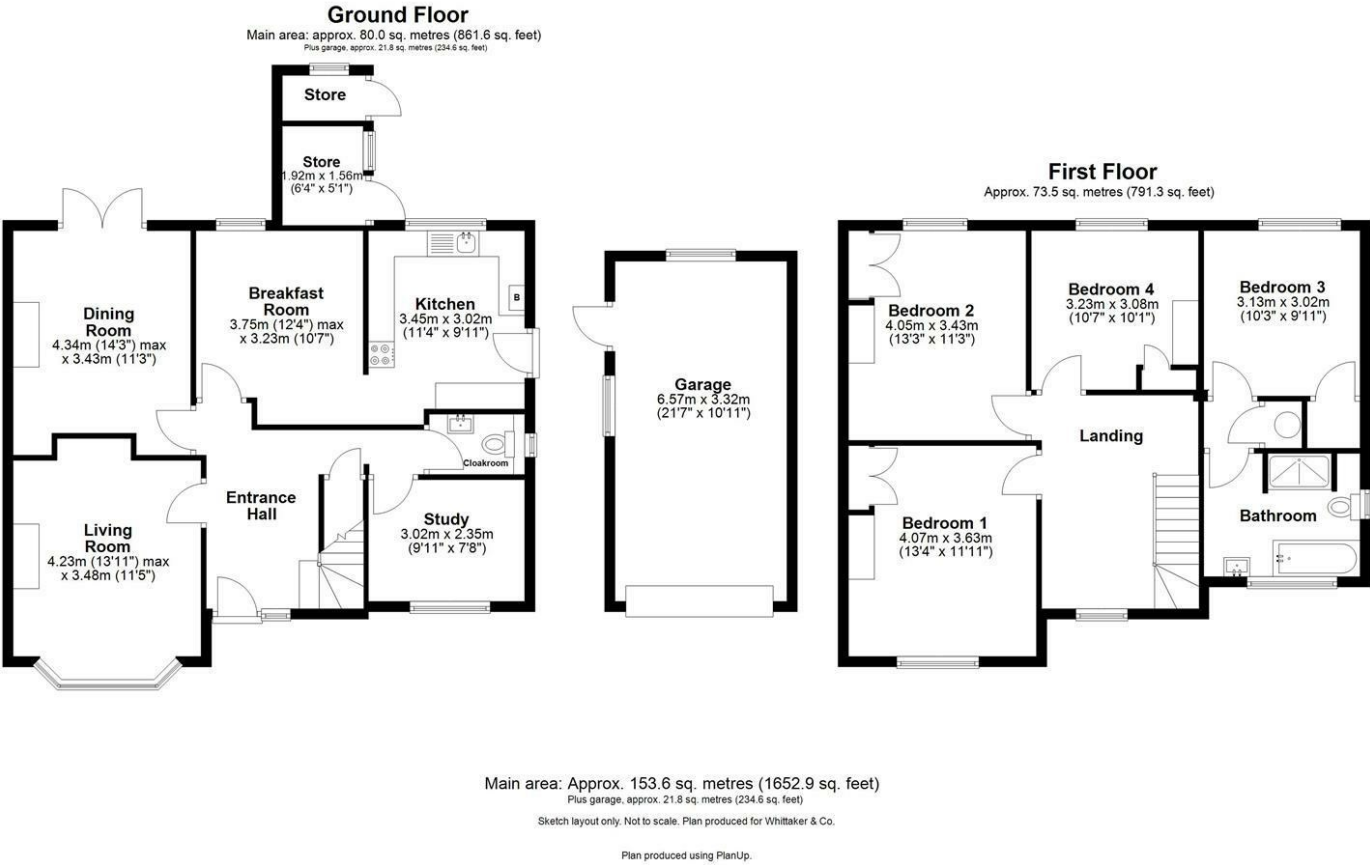
Garage

21'6" x 10'10" (6.57m x 3.32m)





Floor Plan



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