



Granby Avenue

Harpenden, AL5 5QR

Immaculate family home of circa 2,500 sq ft with a stunning open plan Kitchen / Dining / Family room, opening onto the 150 ft south facing garden. This ever popular road is well placed for schooling and within walking distance of the town centre and station.

Guide price £1,950,000

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- Circa 2,500 sq ft
- Open plan Kitchen / Dining / Family Room
- Well proportioned rooms
- Garden 150 ft ,south facing
- Plenty of off-street parking
- Well placed for schooling
- Walking distance to town centre & station
- Close to Batford Springs Nature Reserve
- Popular location

Entrance Hall

En-suite Shower Room

Living Room

Bedroom Two

20'9" (max) x 12'5" (6.35 (max) x 3.79)

14'2" x 12'1" (4.34 x 3.70)

Kitchen / Dining / Family Room

En-suite Shower Room

31'5" x 24'7" (max) (9.59 x 7.50 (max))

Bedroom Three

14'0" x 9'1" (4.28 x 2.77)

Study

Bedroom Four

8'9" x 8'9" (2.69 x 2.67)

13'10" x 10'4" (4.22 x 3.15)

Utility Room

Bedroom Five

10'1" x 6'7" (3.09 x 2.03)

10'4" x 8'3" (3.16 x 2.53)

Cloakroom

Family Bathroom

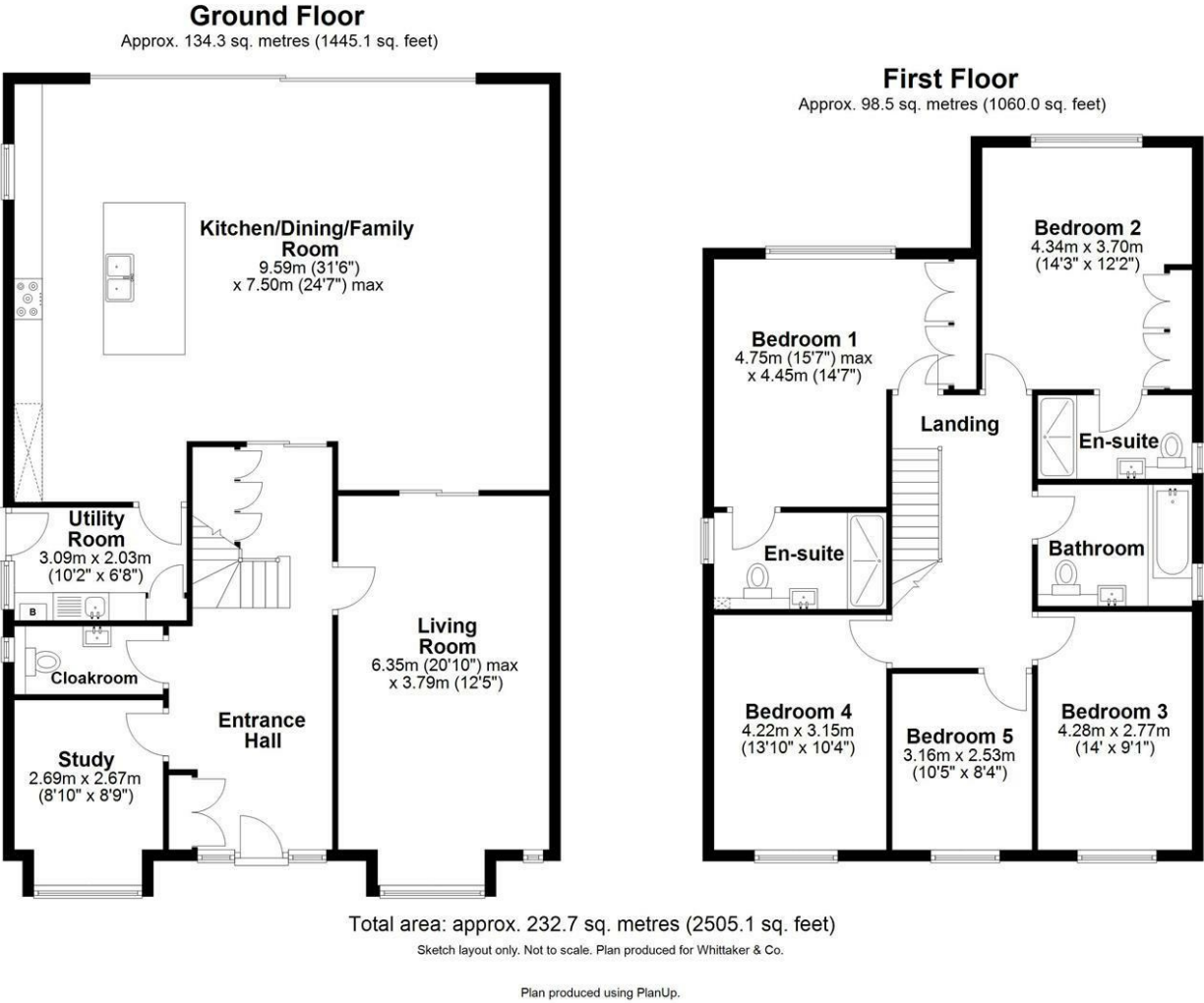
Bedroom One

15'7" (max) x 14'7" (4.75 (max) x 4.45)





Floor Plan



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