











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.

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

Entrance Hall

Living Room

20'9" (max) x 12'5" (6.35 (max) x 14'2" x 12'1" (4.34 x 3.70) 3.79)

Kitchen / Dining / Family Room

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

Study

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

Utility Room

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

Cloakroom

Bedroom One

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

En-suite Shower Room

Bedroom Two

En-suite Shower Room

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Family Bathroom











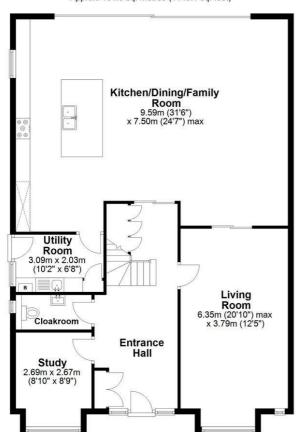


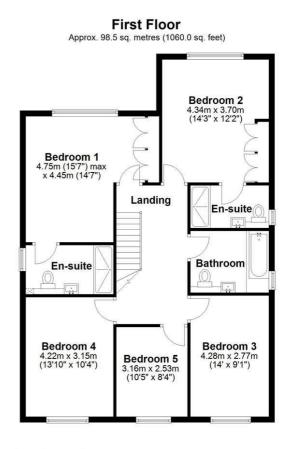






Ground Floor Approx. 134.3 sq. metres (1445.1 sq. feet)





Total area: approx. 232.7 sq. metres (2505.1 sq. feet)

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

Plan produced using PlanUp.

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