



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

Granby Avenue

Harpenden, AL5 5QR



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

Entrance Hall

Living Room

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

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

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

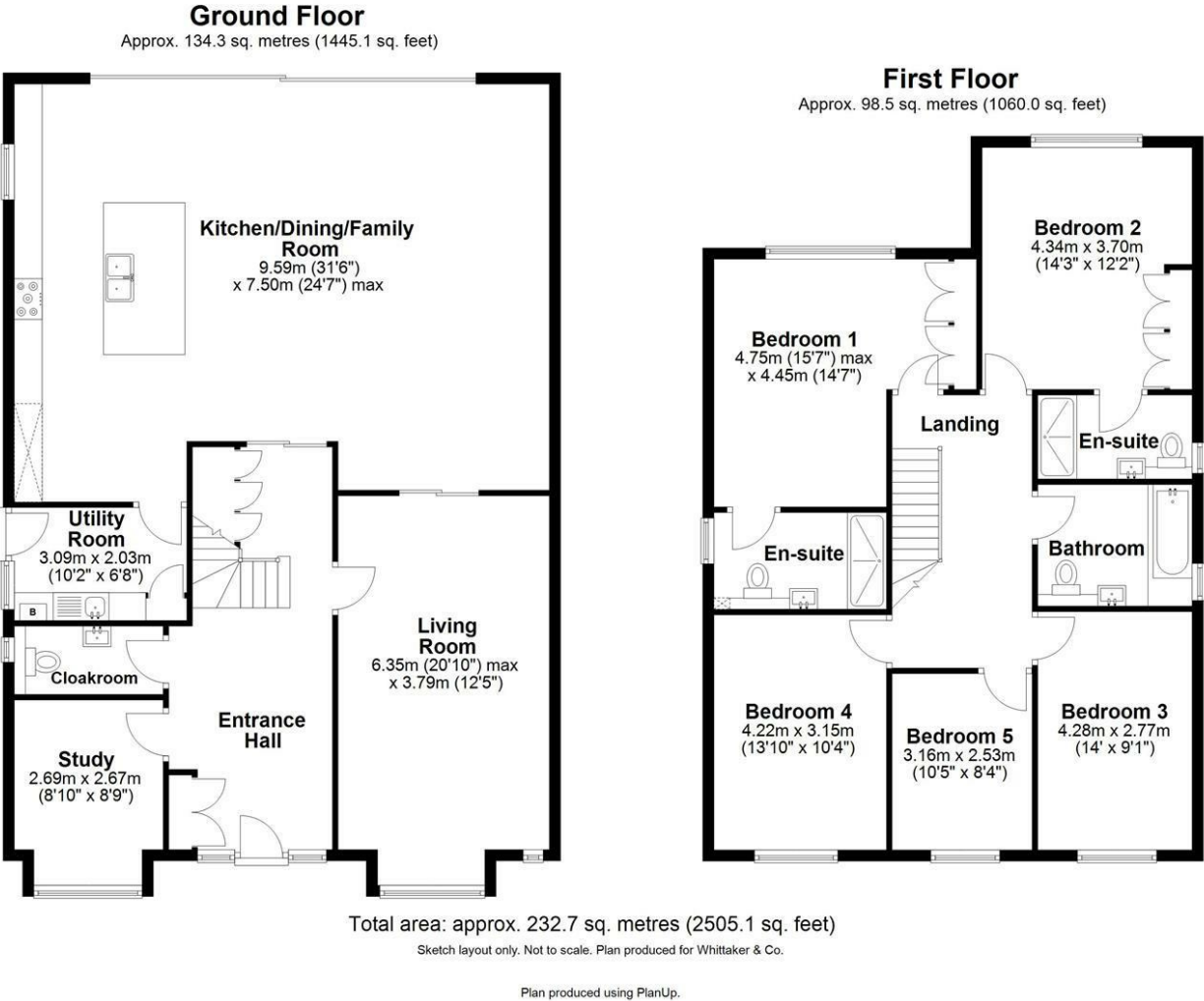
10'4" x 8'3" (3.16 x 2.53)

Family Bathroom





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

