



## Byron Road

Harpenden, AL5 4AD

Family home with a large, self-contained annexe (attached), which can be used as additional living space. The super, private & secluded 75ft garden has the additional benefit of a Home Office. Huge potential to extend - PLANNING WAS GRANTED IN 2020. Byron Road is centrally located - ideally placed for schooling and within a few minutes walk of the town centre. \*CHAIN FREE\*.

**Guide price £1,150,000**

# Byron Road

## Harpenden, AL5 4AD



- Self-contained annexe
- Private & Secluded Garden 75ft
- Central location
- Chain Free
- Large Living Room
- Plentiful Off-Street Parking For Minimum 4 Cars.
- Well placed for schooling
- Home Office
- Potential to extend PLANNING WAS PREVIOUSLY GRANTED IN 2020 (Ref: 5/2020/0942)
- EV Charging Point

### Entrance Hall

### Living Room

24'4" (max) x 13'5" (7.42 (max) x 4.09)

### Kitchen / Breakfast Room

12'6" x 11'2" (max) (3.83 x 3.42 (max))

### Utility Room

7'3" x 7'0" (2.21 x 2.14)

### Cloakroom

### Annexe

16'11" (max) x 16'2" (5.18 (max) x 4.94)

### Shower Room

### Bedroom One

13'4" x 11'1" (4.07 x 3.40)

### Bedroom Two

13'3" x 8'5" (4.04 x 2.57)

### Bedroom Three

10'7" (max) x 8'0" (3.25 (max) x 2.44)

### Laundry Room

6'2" x 5'2" (1.89 x 1.60)

### Bathroom

### Home Office

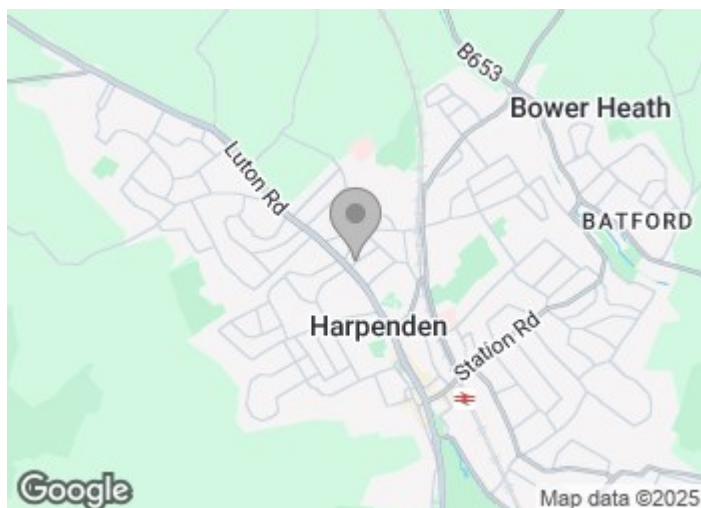
9'0" x 9'0" (2.75 x 2.75)

### Store

9'2" x 4'5" (2.81 x 1.36)

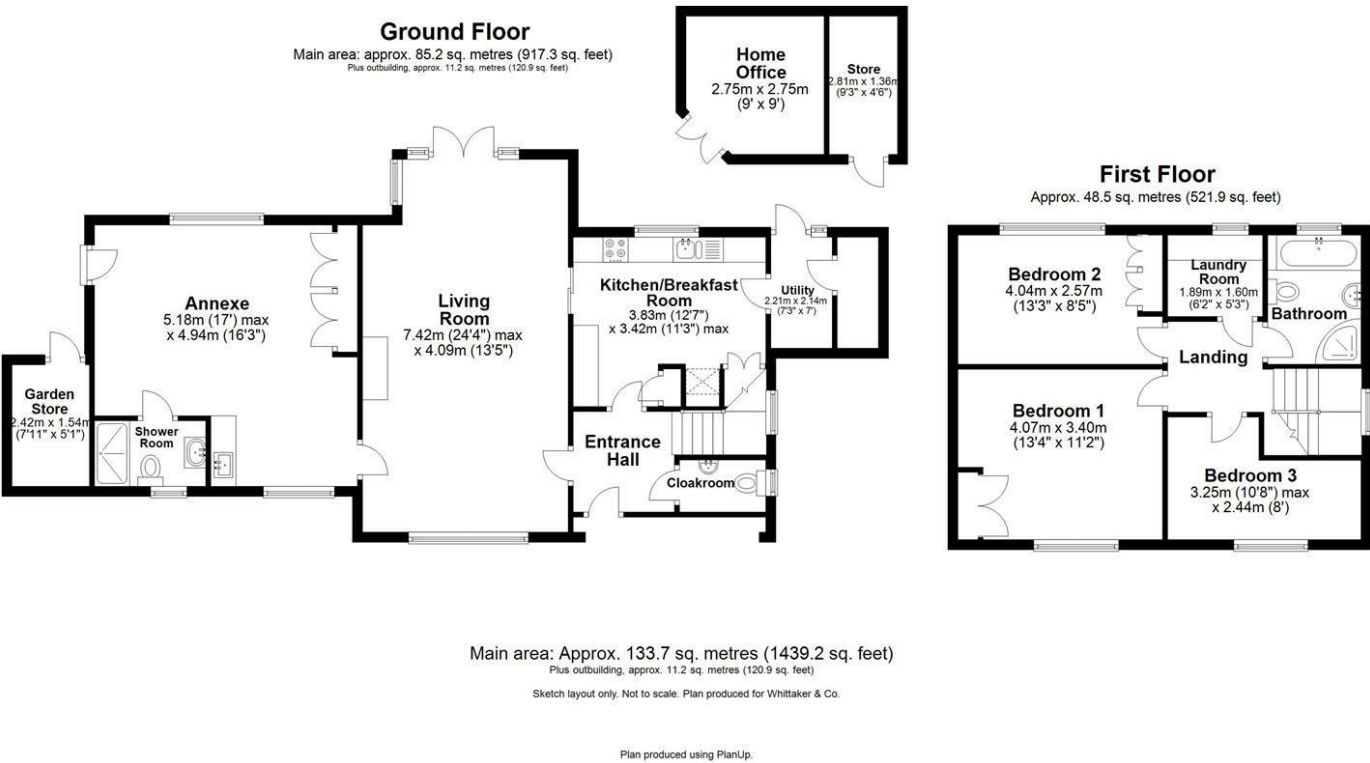
### Garden Store

7'11" x 5'0" (2.42 x 1.54)





Floor Plan



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