



## Moreton End Lane

Harpenden, AL5 2EY

Stunning family home - built in 2022, to an exacting standard - offering over 4,250 sq ft of living and entertaining space. Fantastic Studio/Gym in the 65ft garden. Prime central location, within a short walk of the town centre and station and well placed for schooling.

**Guide price £2,950,000**

# Moreton End Lane

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- Built in 2022
- Arranged over three floors
- Garage & Off-street parking
- Council Tax Band H
- Immaculately presented
- Garden 65ft
- Close to town centre & station
- Circa 4,250 sq ft
- Home Studio/Gym
- Well placed for schooling

## Entrance Hall

## Sitting Room

21'6" x 13'5" (6.56 x 4.11)

## Family Room

17'4" x 12'4" (5.29 x 3.78)

## Kitchen / Dining Room

25'8" x 23'6" (7.84 x 7.17)

## Wine Store

## Study

13'8" x 11'8" (4.17 x 3.57)

## Boot Room

## Utility Room

16'10" x 9'3" (5.15 x 2.83)

## Pantry

## Cloakroom

## Bedroom One

17'2" x 16'7" (5.25 x 5.07)

## Dressing Room

10'5" x 10'3" (3.18 x 3.13)

## En-suite Bathroom

## Bedroom Two

13'6" x 12'8" (4.12 x 3.88)

## En-suite Shower Room

## Bedroom Three

15'9" x 11'3" (4.82 x 3.45)

## En-suite Shower Room

## Bedroom Four

## En-suite Shower Room

## Laundry Room

10'7" x 7'2" (3.25 x 2.19)

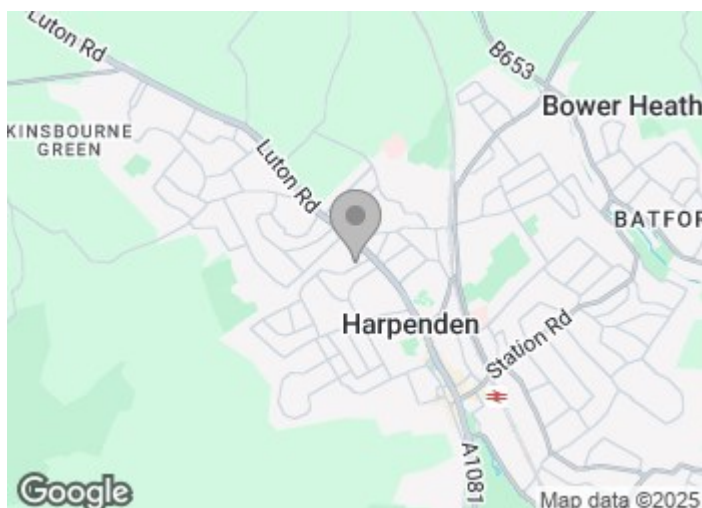
## Bedroom Five

21'1" x 12'7" (6.44 x 3.84)

## Bathroom

## Studio / Gym

15'1" x 11'0" (4.61 x 3.36)









Moreton End Lane

Approximate Gross Internal Area = 379.0 sq m / 4079 sq ft  
Studio / Gym = 15.4 sq m / 166 sq ft  
Reduced Headroom = 2.0 sq m / 21 sq ft  
Total = 396.4 sq m / 4266 sq ft  
(Excluding Eaves Storage / Void & Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1023684)

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