











# The Close

# Harpenden, AL5 3NB

Stunning family home of circa 1,900 sq ft with well proportioned rooms, arranged over three floors. The open plan Kitchen / Dining / Family Room opens onto the low maintenance private garden. Close to Kinsbourne Common, well placed for schooling and within easy reach of the town centre.

# The Close

# Harpenden, AL5 3NB







- · A flawlessly presented four bedroom, semi-detached family home
- Generous rear garden in excess of 50ft and with a Southerly aspect
- Beautifully renovated and extended by our clients
- Close to local outstanding Primary Council tax band G and Secondary schools
- Four double bedrooms each with fitted wardrobes and three bathrooms (two en-suites)

#### **Entrance Hall**

## Living Room

17'0" x 14'11" (5.20 x 4.56)

# **Bedroom Three**

13'3" x 8'3" (4.06 x 2.54)

## **Family Bathroom**

## Kitchen / Dining / Family Room

5.70)

#### **Bedroom Four**

21'11" (max) x 18'8" (6.70 (max) x 15'7" (max) x 11'10" (4.76 (max) x 3.61)

# **Utility Room**

10'2" x 4'11" (3.12 x 1.50)

**En-suite Bathroom** 

### Cloakroom

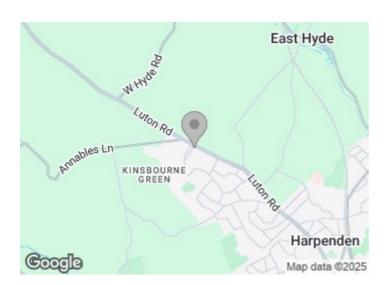
#### Bedroom One

12'5" x 11'6" (3.80 x 3.52)

**En-suite Shower Room** 

#### Bedroom Two

15'1" x 10'0" (4.60 x 3.07)



















## **Ground Floor** Approx. 85.7 sq. metres (922.4 sq. feet) **First Floor** Approx. 62.0 sq. metres (667.6 sq. feet) Kitchen/Dining/Family Room 6.70m (22') max x 5.70m (18'8") Bedroom 3 4.06m x 2.54m (13'4" x 8'4") **Second Floor** Approx. 26.3 sq. metres (283.6 sq. feet) Bedroom 1 3.80m x 3.52m (12'6" x 11'6") Bedroom 4 En-suite 4.76m (15'8") max x 3.61m (11'10") En-suite Landing Living Room 5.20m x 4.56m (17'1" x 14'11") Bedroom 2 4.60m x 3.07m (15'1" x 10'1") **Entrance** Hall Bathroom Total area: approx. 174.1 sq. metres (1873.6 sq. feet)

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

Plan produced using PlanUp.

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.

