



89 Luton Road

Harpenden, AL5 3BA

Handsome five bedroom period home, arranged over three floors with plenty of living space and potential to extend (STPP). 65 ft garden with southerly aspect and the additional benefit of a Home Office/Gym. Centrally located - ideal for excellent schooling, town centre and the Nickey Line.

Guide price £1,050,000

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- 5 bedroom period home over 2000 sq ft
- Close to excellent schooling
- Plenty of living and entertaining space
- Arranged over three floors
- 65ft Garden with southerly aspect
- Walking distance to town centre and station
- Potential to extend (STPP)
- Home Office/Gym
- Council Tax Band F

Entrance Hall

Living Room

14'5" x 12'9" (4.40 x 3.90)

Family Room

12'5" x 11'1" (3.8 x 3.4)

Dining Room

11'11" x 11'3" (3.64 x 3.45)

Kitchen

14'5" x 11'4" (4.40 x 3.46)

Cloakroom

Bedroom One

17'0" x 14'5" (5.2 x 4.4)

Bedroom Two

12'1" x 11'1" (3.70 x 3.4)

Bedroom Three

11'5" x 11'1" (3.5 x 3.4)

Bedroom Four

20'0" x 11'3" (6.1 x 3.45)

Shower Room

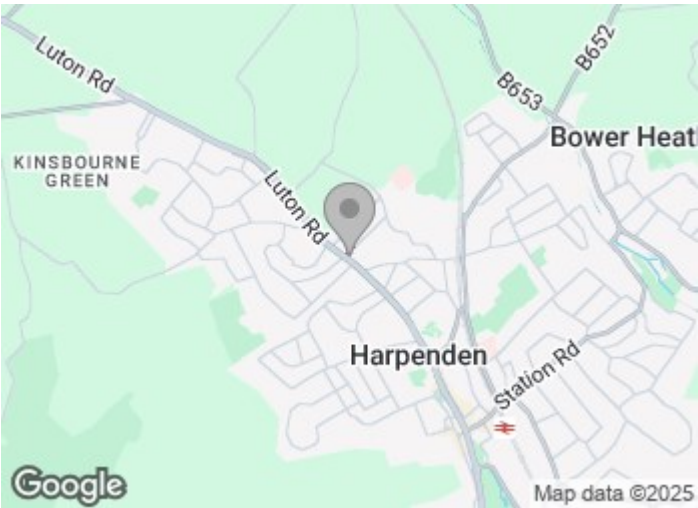
Bedroom Five

8'5" x 5'5" (2.58 x 1.67)

Family Bathroom

Gym/Garden Room

14'7" x 9'11" (4.47 x 3.04)



[Directions](#)



Luton Road

Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft
Reduced Headroom = 4.1 sq m / 44 sq ft
Outbuilding = 13.7 sq m / 147 sq ft
Total = 187.3 sq m / 2015 sq ft



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. (ID1199765)

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