











Grove Avenue

Harpenden, AL5 1EX

Immaculately presented family home of circa 1,800 sq ft. Open plan living space opening onto the 95ft garden plus a separate Family Room. A peaceful location, close to both the amenities of Southdown and open countryside. Well placed for schooling and within easy reach of Harpenden town centre

Grove Avenue Harpenden, AL₅ 1EX







- Circa 1,800 sq ft
- Garage & off-street parking
- Within easy reach of Harpenden Close to open countryside town centre
- Open plan living space
- Garden 95ft
- Close to amenities of Southdown
 Well placed for schooling

Entrance Hall

Living Room

25'8" x 11'10" (7.83 x 3.63)

Kitchen / Dining Room

22'4" x 14'10" (6.81 x 4.54)

Family Room

11'10" x 11'10" (3.63 x 3.61)

Utility / Cloakroom

Bedroom One

14'6" x 11'10" (4.43 x 3.62)

Bedroom Two

11'11" x 10'4" (3.64 x 3.17)

Shower Room

Bedroom Three

11'10" x 8'11" (3.63 x 2.74)

Bedroom Four

11'7" x 8'10" (3.55 x 2.71)

Family Bathroom

Bedroom Five / Office

8'1" x 7'1" (2.47 x 2.17)

Integral Garage

11'7" x 9'6" (3.55 x 2.92)



















Ground Floor Approx. 94.9 sq. metres (1021.7 sq. feet) **First Floor** Approx. 71.8 sq. metres (772.9 sq. feet) **Bedroom 4** 3.55m x 2.71m (11'8" x 8'11") Kitchen/Dining Living Office/ Room 6.81m x 4.54m (22'4" x 14'11") Room Bedroom 5 7.83m x 3.63m (25'8" x 11'11") .47m x 2.17m (8'1" x 7'1") Bathroom Bedroom 1 4.43m x 3.62m (14'6" x 11'11") Utility/ Landing **Garage** 3.55m x 2.92m (11'8" x 9'7") **Bedroom 3** 3.63m x 2.74m (11'11" x 9') Family Bedroom 2 Room 3.64m x 3.17m (11'11" x 10'5") 3.63m x 3.61m (11'11" x 11'10") Entrance Shower Room Hall

Total area: approx. 166.7 sq. metres (1794.6 sq. feet)

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

Plan produced using PlanUp.

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