



## Clarence Road

Harpenden, AL5 4AJ

A well presented and spacious family home located within this sought after residential area conveniently located within walking distance of the station, centre and excellent schools. This fine home offers versatile accommodation including a separate self contained annexe and separate studio. To fully appreciate this property an internal viewing is recommended.

**Guide price £1,875,000**

# Clarence Road

## Harpenden, AL5 4AJ



- Well presented detached house
- Separate self contained annexe
- Private garden & covered area for barbeque for outdoor entertainment
- Four first floor bathrooms
- Walking distance of centre and station
- Separate studio
- Modern fitted kitchen/dining/family room
- Close to excellent schools
- Potential rental income
- Main bedroom with mezzanine floor

### Entrance Hall

### Kitchen/Living Room

28'8" x 15'7" (8.76 x 4.76)

### Dining Room

19'8" x 11'5" (6.01 x 3.49)

### Utility Room

12'4" x 4'11" (3.76 x 1.5)

### Conservatory

16'0" x 9'5" (4.89 x 2.89)

### Home Office

28'4" x 8'0" (8.66 x 2.46)

### Bedroom One

16'6" x 15'7" (5.04 x 4.76)

### En-suite

### Bedroom Two

13'2" x 11'5" (4.03 x 3.49)

### En-suite

### Bedroom Three

13'3" x 9'10" (4.04 x 3.02)

### Bedroom Four

3.79 x 3.04 (0.91m.24.08m x 0.91m.1.22m)

### Bedroom Five

8'9" x 7'4" (2.67 x 2.26)

### Shower Room

### Store

9'3" x 8'11" (2.83 x 2.73)

### Annex Kitchen/Living Room

21'4" x 9'10" (6.51 x 3.02)

### Annex Bedroom

10'5" x 8'0" (3.20 x 2.45)

### Annex Shower Room

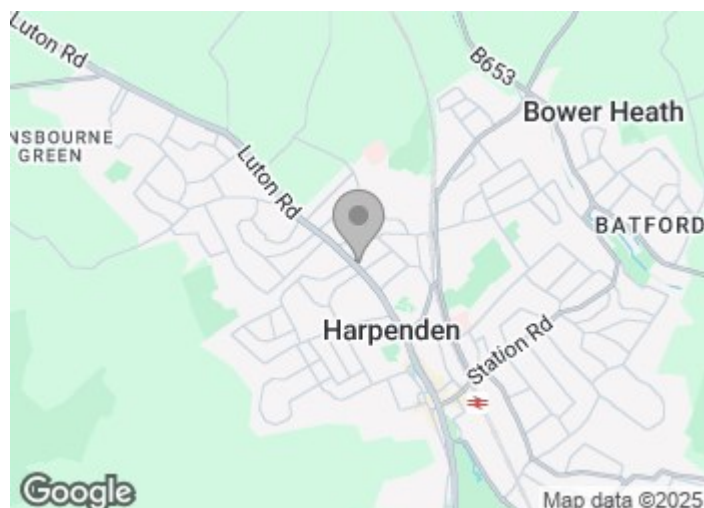
### Garden Studio

21'5" x 17'3" (6.53 x 5.26)

### Shower Room

### Store Room

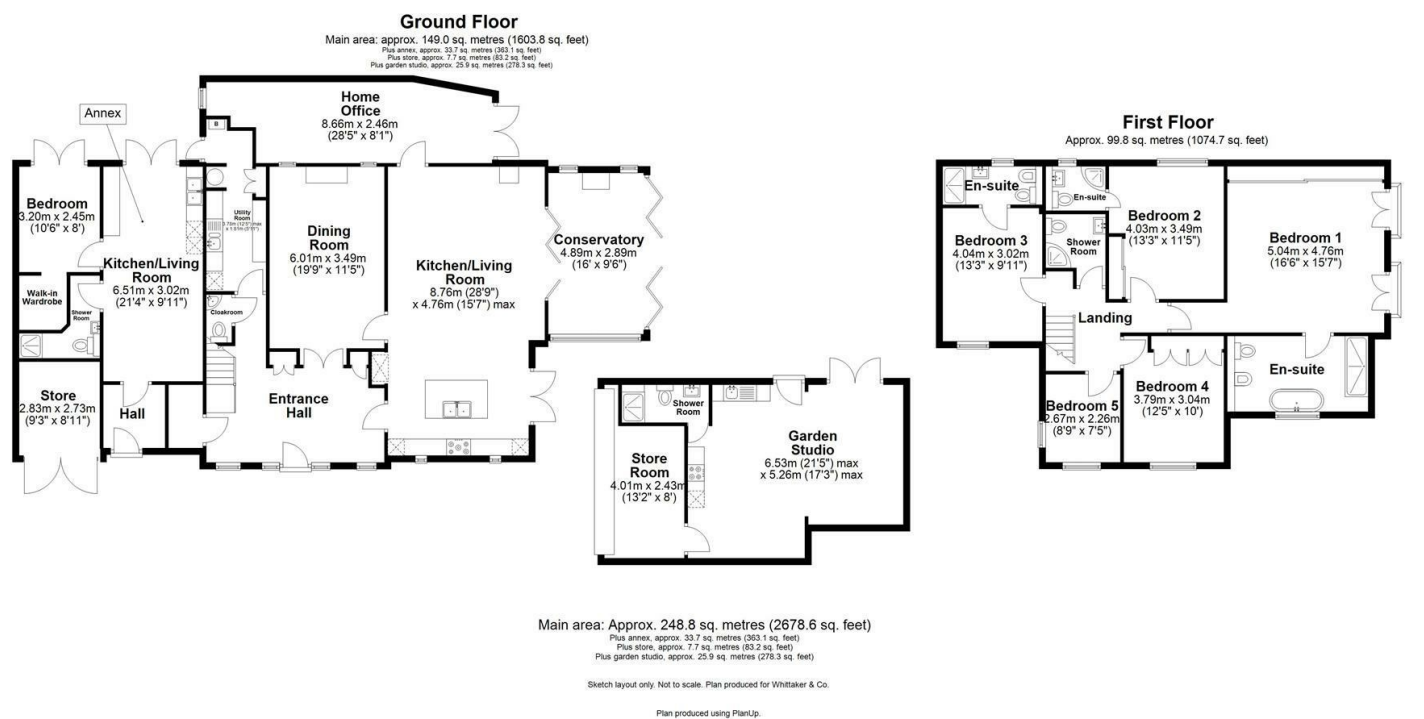
13'1" x 7'11" (4.01 x 2.43)







Floor Plan



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