



Molescroft

Harpenden, AL5 3LS

A well presented family home of circa 1,200 sq ft with an open plan Kitchen / Dining Room, opening onto the 45ft south west facing garden. Potential to extend further (STPP). A peaceful location, close to Kinsbourne Common, well placed for schooling and within easy reach of the town centre and station.

Guide price £775,000

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- Circa 1,200 sq ft
- Open plan Kitchen / Dining Room
- Well placed for schooling
- Potential to extend (STPP)
- Garden 45ft, south west facing
- Close to Kinsbourne Common and within easy reach of Harpenden
- Well presented throughout
- Off-street parking
- Council tax band E

Entrance Hall

Living Room

12'8" x 12'5" (3.87 x 3.80)

Kitchen / Dining Room

18'11" x 9'3" (5.77 x 2.84)

Family Room

11'10" x 9'9" (3.61 x 2.98)

Shower Room

Utility Room

9'9" x 7'2" (2.98 x 2.19)

Bedroom One

10'3" x 8'11" (3.13 x 2.74)

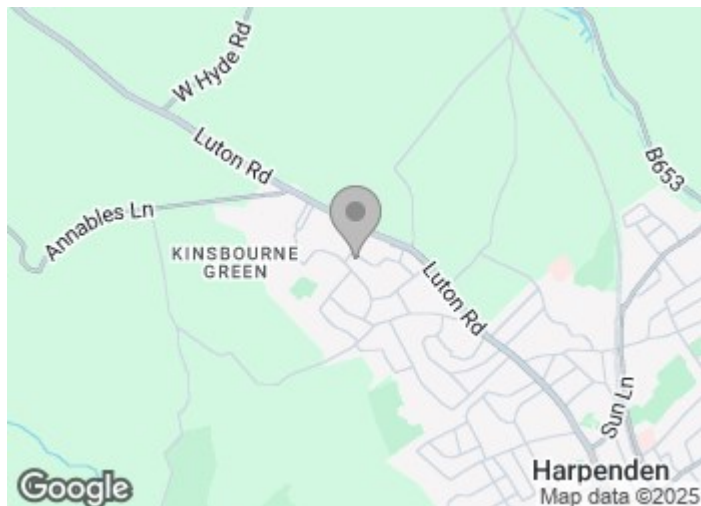
Bedroom Two

19'10" x 8'1" (6.07 x 2.47)

Bedroom Three

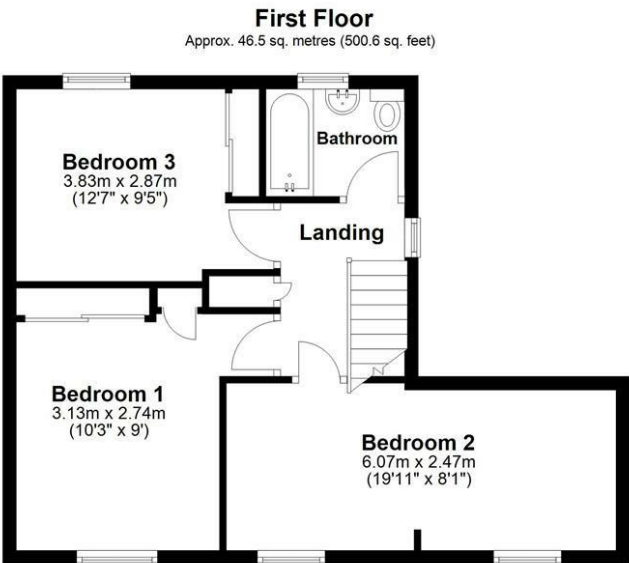
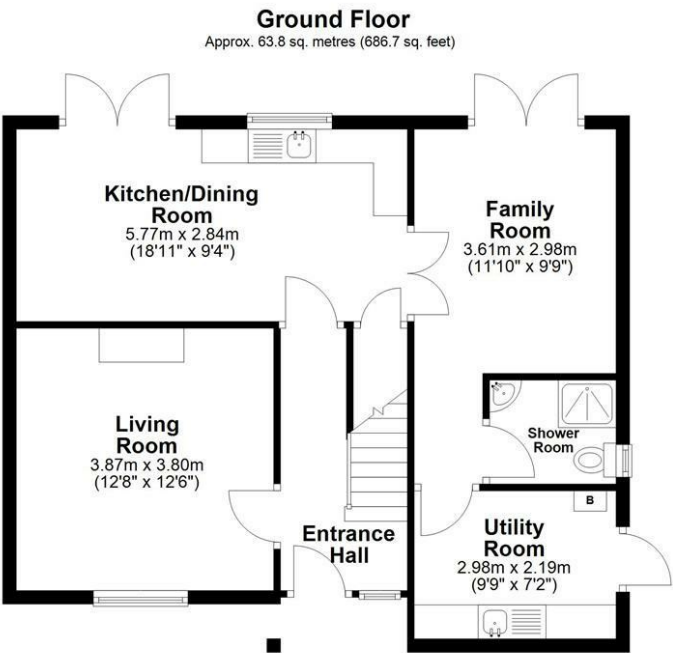
12'6" x 9'4" (3.83 x 2.87)

Bathroom





Floor Plan



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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