











# Ridge Avenue

Harpenden, AL5 3LT

Beautifully presented, 4 bedroom semi-detached family home of c.1700 sq ft, extended and modernised to an excellent standard by our clients. Bright and spacious accommodation including a super open-plan kitchen/dining room leading out to the 65ft south-facing garden. Property benefits from garage and private driveway. Ideally located for excellent schooling with easy access to Harpenden town centre and station.

## Ridge Avenue Harpenden, AL5 3LT







- Semi-detached family home
- Private driveway and garage
- Ideally located for excellent schooling

#### **Entrance Hall**

### Living/Dining Room

25'7" x 14'1" (7.81 x 4.31)

## Kitchen/Dining/Living Room

18'3" x 17'11" (5.57 x 5.47)

### **Utility Room**

10'11" x 3'11" (3.33 x 1.20)

#### Cloakroom

#### Garage

14'11" x 8'0" (4.55 x 2.44)

#### Bedroom One

12'8" x 11'7" (3.87 x 3.54)

**En-suite Shower Room** 

- 4 bedrooms
- South facing garden circa 65ft
- Circa 1700 sq ft
- Modernised and extended by our clients
- Easy access to Harpenden town Council Tax Band E centre and station

#### Bedroom Two

12'8" x 11'7" (3.87 x 3.54)

#### Bedroom Three

13'0" x 8'8" (3.97 x 2.65)

#### **Bedroom Four**

8'10" x 7'11" (2.71 x 2.43)

Family Bathroom













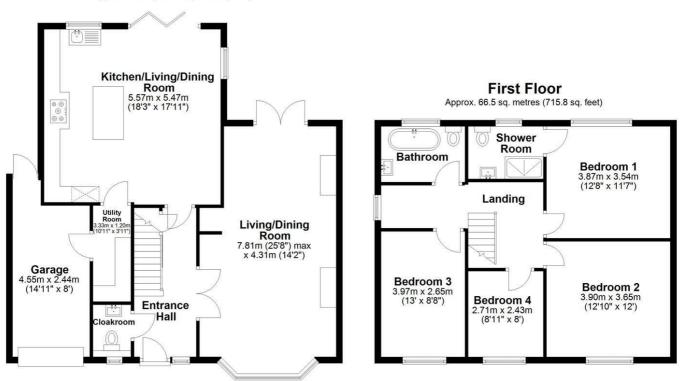






#### **Ground Floor**

Approx. 90.6 sq. metres (974.7 sq. feet)



Total area: approx. 157.1 sq. metres (1690.5 sq. feet)

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

Plan produced using PlanUp.

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