











Crosspaths

Harpenden, AL5 3HB

Refurbished & extended by our clients, this super five bedroom family home is deceptively large, offering circa 2,250 sq ft of living and entertaining space. Fantastic principal bedroom suite on the top floor. Crosspaths is a peaceful spot and well placed for schooling.

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Harpenden, AL5 3HB







- Circa 2,250 sq ft
- Five Bedrooms
- Popular location for families
- Recently extended & refurbished
- Three Bathrooms
- Well placed for schooling
- Arranged over three floors
- Private Garden
- · Council Tax Band F

Entrance Hall

Living Room

14'11" (max) x 11'8" (4.56 (max) x 8'0" x 5'6" (2.45 x 1.69)

3.56)

Kitchen / Dining Room

22'6" (max) x 13'1" (max) (6.86

(max) x 3.99 (max))

Family Room

11'5" x 11'5" (3.50 x 3.48)

Playroom

12'4" x 6'8" (3.76 x 2.05)

Gym

11'2" x 8'0" (3.42 x 2.45)

Utility Room

8'0" x 7'2" (2.45 x 2.19)

Cloakroom

Storage

Bedroom Two

13'10" x 11'8" (max) (4.22 x 3.56 (max))

En-suite Shower Room

Bedroom Three

11'10" (max) x 11'9" (3.63 (max) x

3.59)

Bedroom Four

14'2" x 7'2" (4.33 x 2.20)

Bedroom Five

15'6" x 6'9" (4.73 x 2.07)

Family Bathroom

Home Office

18'10" x 8'0" (5.76 x 2.45)

Bedroom One

15'11" x 6'3" (max) (4.86 x 1.91 (max))

En-suite Shower Room



















Ground Floor Approx. 91.2 sq. metres (982.2 sq. feet) Family Room **Second Floor** 3.50m x 3.48m -(11'6" x 11'5") **First Floor** Approx. 39.8 sq. metres (428.3 sq. feet) Approx. 77.3 sq. metres (832.3 sq. feet) En-suite Kitchen/Dining Room 6.86m (22'6") max x 3.99m (13'1") max Bedroom 2 4.22m (13'10") x 3.56m (11'8") max Bathroom Utility **Bedroom 1** 4.86m (15'11") x 1.91m (6'3") max Room Landing Home Office 5.76m x 2.45r (18'11" x 8') **Gym** 3.42m x 2.45m (11'3" x 8') Entrance Hall Living Room 4.56m (14'11") max x 3.56m (11'8") Bedroom 3 63m (11'11") max x 3.59m (11'9") Bedroom 5 4.73m x 2.07m (15'6" x 6'9") Eaves Storage Storage 45m x 1.69m (8' x 5'6") Bedroom 4 4.33m x 2.20m (14'2" x 7'3") Play Room 3.76m x 2.05n (12'4" x 6'9")

Total area: approx. 208.4 sq. metres (2242.8 sq. feet)

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

Plan produced using PlanUp.

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