



## Kinsbourne Close

Harpenden, AL5 3PB

Deceptively spacious family home in good condition, the property benefits from versatile living accommodation, principal bedroom with Juliet balcony and the option of a ground floor bedroom. Located in a peaceful cul-de-sac with off-street parking, close to Kinsbourne Common and well placed for excellent schooling.

**Guide price £795,000**

# Kinsbourne Close

Harpenden, AL5 3PB



- Spacious family home
- Sitting Room/Ground floor Bedroom
- Off-street parking
- Circa 1400 sq ft
- Peaceful location
- Close to Kinsbourne Common
- Large Living Room
- Well placed for excellent schooling
- Council Tax Band E

## Hall

## Living Room

19'2" max x 14'9" (5.85m max x 4.50m)

## Kitchen/Diner

19'5" x 10'2" (5.93m x 3.11m)

## Study

6'11" x 5'8" (2.11m x 1.73m)

## Family Room

12'11" x 9'3" (3.96m x 2.84m)

## Sitting Room/Bedroom Four

14'3" x 8'1" (4.36m x 2.47m)

## Bedroom One

13'2" x 10'10" (4.03m x 3.32m)

## En-suite Shower

## Bedroom Two

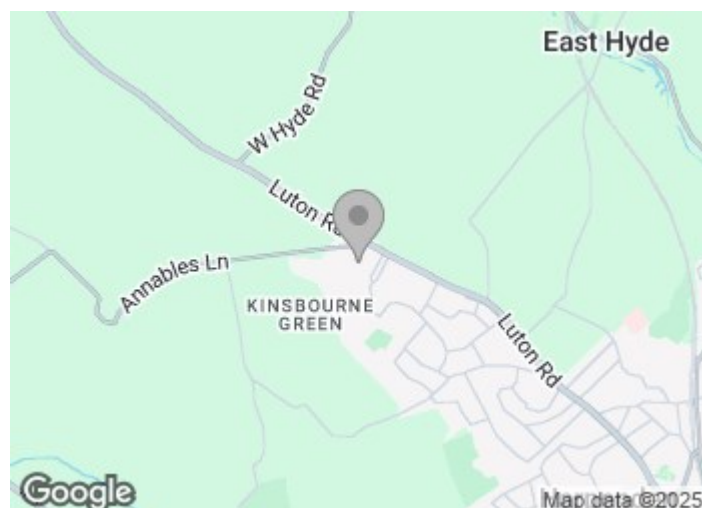
16'4" x 7'8" (5m x 2.36m)

## Bedroom Three

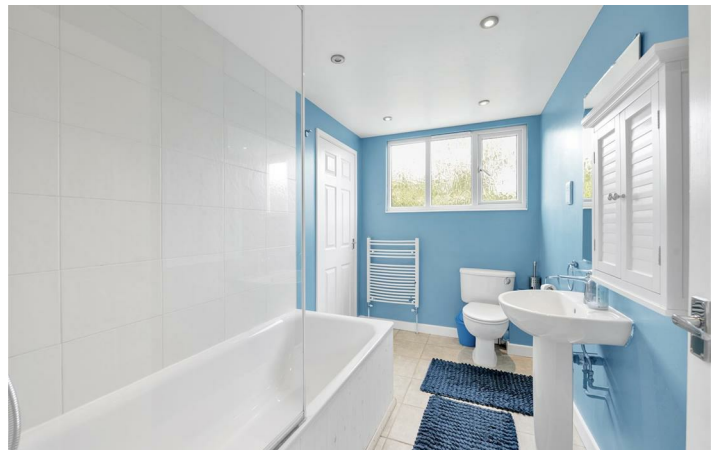
12'2" x 6'11" max (3.71m x 2.12m max)

## Bathroom

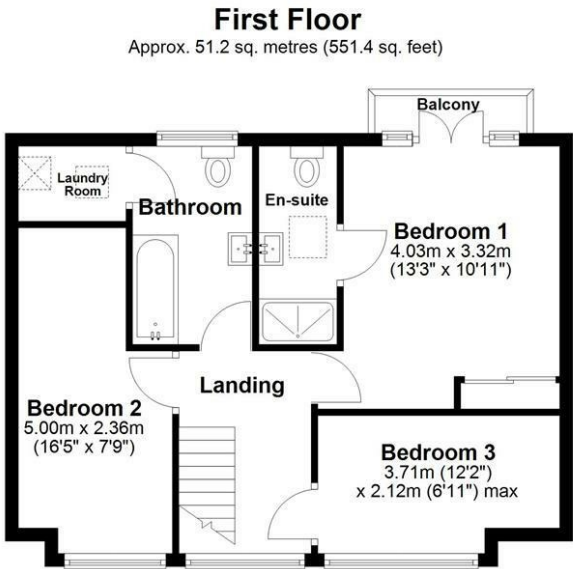
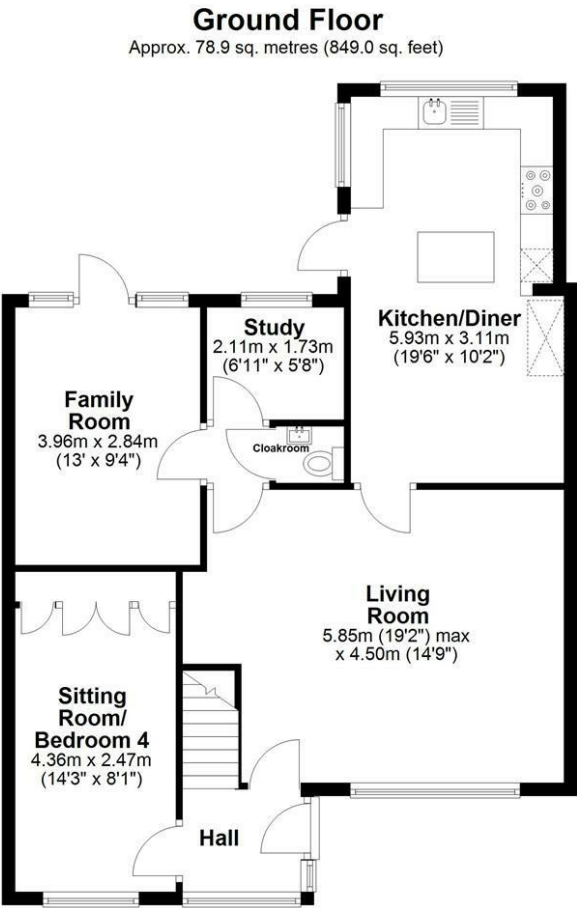
## Laundry Room







Floor Plan



Total area: approx. 130.1 sq. metres (1400.4 sq. feet)  
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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