











## Wordsworth Road

## Harpenden, AL<sub>5</sub> 4AF

Beautifully presented home arranged over three floors, circa 1090 sq ft, stylishly decorated to a high standard and retaining many period features. Spacious living accommodation and lovely garden over 75ft with home office and workshop. Prime, central location for excellent schooling, Harpenden station and town centre.

## Wordsworth Road Harpenden, AL5 4AF







- Stylish home arranged over three Retaining many period features Circa 1090 sq ft
- Spacious living accommodation
   Home office and workshop
- Prime central location for excellent schooling
- Moments to Harpenden station and town centre
- Lovely 75 ft private garden

Council Tax Band G

## **Entrance Hall**

### Sitting Room

19'7" x 13'9" (5.97m x 4.21m)

#### Family Room

20'6" x 15'1" (6.25m x 4.6)

#### WC

### Kitchen/Diner

24'10" x 15'1" (7.57m x 4.60m)

#### Study

21'3" x 5'9" (6.48m x 1.76m)

#### Bedroom One

13'0" x 12'0" (3.98m x 3.67m)

#### Bedroom Two

14'0" x 11'3" (4.27m x 3.45m)

### **Bedroom Three**

11'3" x 9'7" (3.43m x 2.94m)

#### **Bedroom Four**

8'3" x 7'3" (2.52m x 2.22m)

Bath and Shower Room

#### Loft Room (accessed by ladder)

16'3" x 14'8" (4.96m x 4.48m)

#### Home Office

12'4" x 8'6" (3.77m x 2.60m)

#### Workshop

12'4" x 11'0" (3.77m x 3.36m)



















# **Ground Floor** Main area: approx. 101.5 sq. metres (1092.7 sq. feet) Plus outbuildings, approx. 22.8 sq. metres (245.8 sq. feet) Plus loft room, approx. 22.2 sq. metres (239.1 sq. feet) Home Office 3.77m x 2.60m (12'4" x 8'6") Workshop 3.77m x 3.36m (12'4" x 11') Kitchen/Diner 7.57m x 4.60m (24'10" x 15'1") Loft Room(Accessed via ladder) 4.96m x 4.48m (16'3" x 14'8") Family Room 6.25m x 4.60m (20'6" x 15'1") Sitting Room 5.97m (19'7") max 4.21m (13'10") max Study Entrance Hall .48m x 1.76 (11'5" x 5'9" Main area: Approx. 166.9 sq. metres (1796.1 sq. feet) Plus outbuildings, approx. 22.8 sq. metres (245.8 sq. feet) Plus loft room, approx. 22.2 sq. metres (239.1 sq. feet) Sketch layout only. This plan is not drawn to scale and is for identification purposes only. Plan produced using PlanUp.



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