



## 56 Park Avenue North

Harpenden, AL5 2ED

A beautifully appointed and stunning detached home offering spacious family accommodation arranged over four floors. The house was built by the present owners to an exacting standard, boasting generous room proportions and located in one of Harpenden's most sought after roads in the heart of the Avenues

**Guide price £4,750,000**

# 56 Park Avenue North

Harpenden, AL5 2ED



Entrance Hall

cloakroom

Drawing Room

21'3" x 15'4" (6.49 x 4.69)

Dining Room

13'7" x 11'4" (4.16 x 3.47)

Study

9'3" x 6'2" (2.82 x 1.90)

Kitchen/breakfast room

33'9" x 15'8" (10.31 x 4.79)

Sitting Room

23'5" x 15'4" (7.15 x 4.69)

Second Study

15'5" x 15'4" (4.71 x 4.69)

Cinema Room

25'10" x 14'7" (7.89 x 4.45)

Wine Cellar

9'6" x 5'2" (2.90 x 1.60)

Utility Room

11'11" x 11'1" (3.64 x 3.38)

Games Room / Gym

23'9" x 22'4" (7.26 x 6.83)

Bedroom

21'3" x 15'4" (6.50 x 4.69)

En Suite

Bedroom

15'5" x 11'7" (4.70 x 3.54)

En Suite

Bedroom

11'6" x 10'11" (3.52 x 3.35)

En Suite

Bedroom

15'11" x 11'6" (4.87 x 3.53)

En Suite

Bedroom

21'6" x 14'8" (6.57 x 4.49)

En Suite

Bedroom

12'2" x 11'6" (3.72 x 3.52)

En Suite

Garage

15'7" x 10'4" (4.77 x 3.16)



Directions



Park Avenue North

Approximate Gross Internal Area  
(Including Garage & Excluding Under Eaves / Void)  
567.5 sq m / 6109 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID591288)

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