



St. Johns Road

Harpenden, AL5 1DJ

Detached 4 bedroom, character family home in a prime location overlooking East Common with scope for garage conversion and extension (STPP). Garden with easterly aspect, private driveway and garage. Moments from the amenities of Southdown and well placed for excellent schooling. Short distance to Harpenden town centre and station.

Guide price £1,100,000

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- Detached family home over 1500 sq ft
- Easterly aspect garden
- Well placed for excellent schooling
- Views over the Common
- Garage and private driveway
- Close to amenities of Southdown
- Opportunity for garage conversion and extension (STPP)
- Short distance to Harpenden town centre and station
- Council Tax band G

Entrance

Sitting Room

14'5" x 12'11" (4.40 x 3.94)

Dinning Room

12'5" x 11'10" (3.8 x 3.63)

Garden Room

7'8" x 7'4" (2.36 x 2.25)

Kitchen/Breakfast Room

17'8" x 8'11" (5.41 x 2.72)

Utility Room

8'11" x 7'2" (2.73 x 2.20)

Cloakroom

Garage

15'8" x 9'10" (4.78 x 3.0)

Bedroom One

14'6" x 12'1" (4.42 x 3.70)

Bedroom Two

12'6" x 11'3" (3.82 x 3.45)

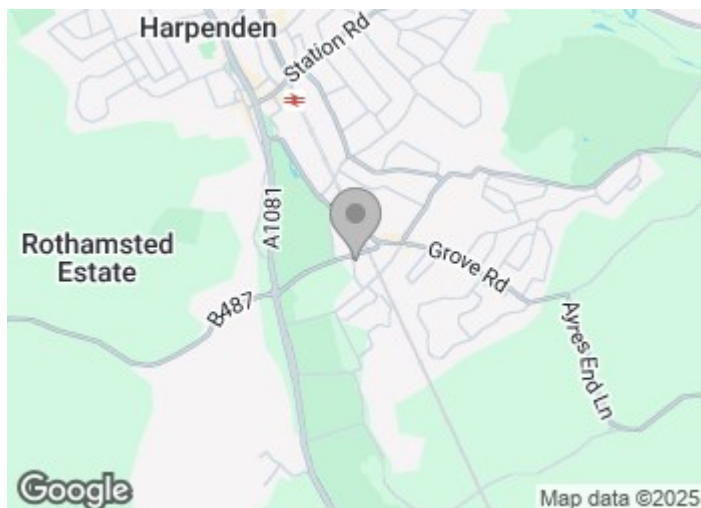
Bedroom Three

12'4" x 9'9" (3.78 x 2.98)

Bedroom Four

7'7" x 6'10" (2.32 x 2.1)

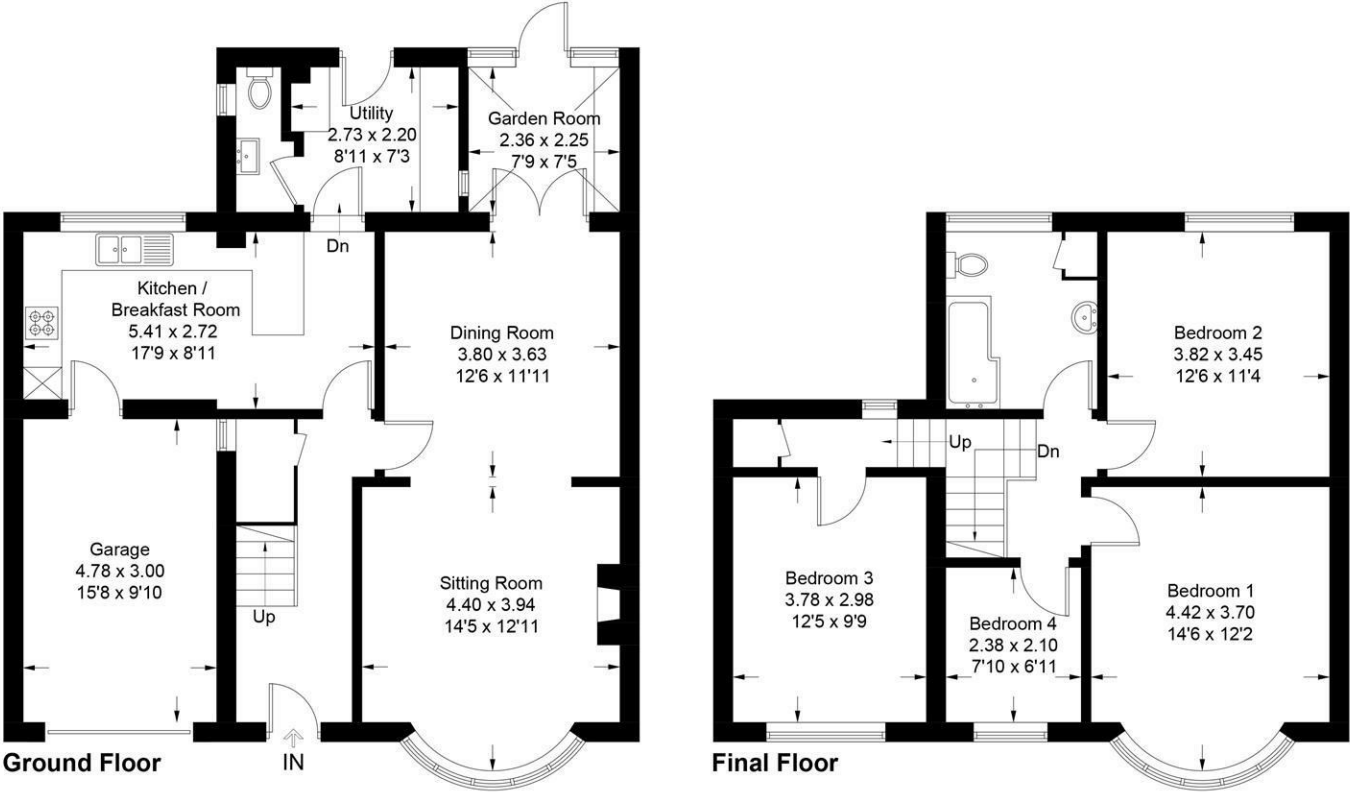
Bathroom





St. Johns Road

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 147.0 sq m / 1582 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. (ID1218302)

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