



## 25 Wroxham Way

Harpenden, AL5 4PP

A well presented three bedroom semi-detached family home in a desirable location ideal for local outstanding schooling. The property benefits from off-street parking, a garden of circa 75ft and fantastic potential for future development including the possibility of a loft conversion. Walking distance to town and station.

**Offers in excess of £850,000**

# 25 Wroxham Way

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- A well presented three bedroom semi-detached family home
- Ideal location for local outstanding schooling
- Rear garden of circa 75ft
- Superb potential for further development including the possibility of a loft conversion
- Walking distance to town and station
- Council Tax Band E

## Entrance Hall

## Kitchen/Breakfast/Family Room

17'1" x 15'9" (5.23m x 4.82m)

## Utility Room

8'11" x 7'1" (2.73m x 2.18m)

## Dining Room

15'9" x 8'1" (4.82m x 2.47m)

## Lounge

14'11" x 11'1" (4.55m x 3.38m)

## Shower Room

## Bedroom One

13'2" x 11'2" (4.02m x 3.42m)

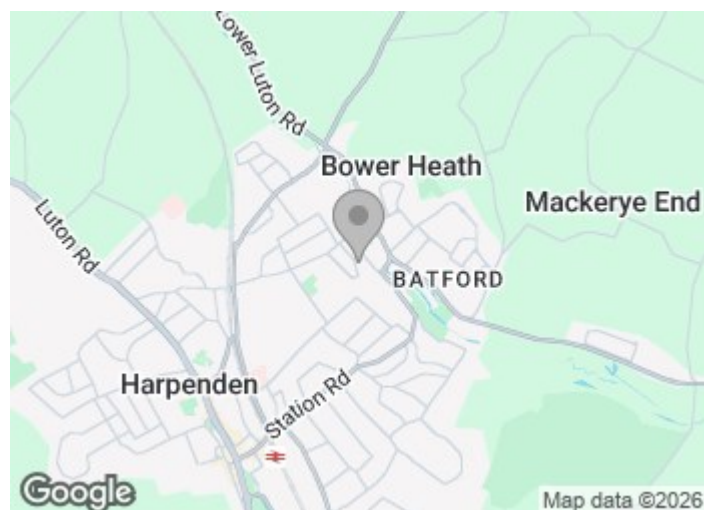
## Bedroom Two

11'1" x 10'2" (3.40m x 3.12m)

## Bedroom Three

8'2" x 6'11" (2.49m x 2.13m)

## Bathroom

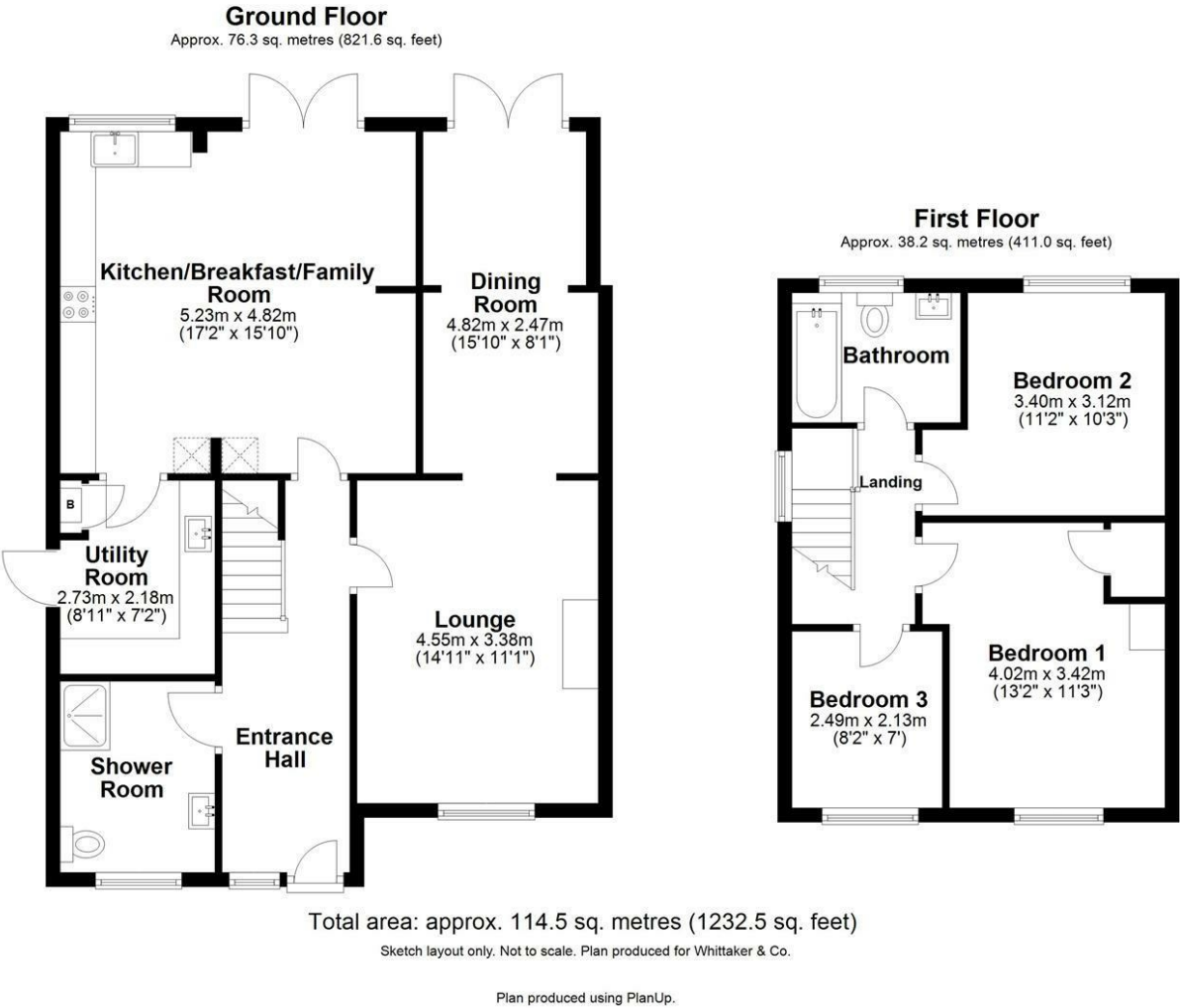


[Directions](#)





Floor Plan



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