



Badingham Drive

Harpenden, AL5 2DA

Situated in one of Harpenden's most sought after locations in the heart of The Avenues backing onto Rothamsted Park. This spacious family home offers excellent accommodation with tremendous potential to improve and extend (STPP) occupying a mature and generous plot.

Guide price £2,695,000

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- Prime location in the heart of The Avenues
- Five bedrooms
- Potential to improve and extend (STPP)
- Spacious accommodation throughout
- Five reception rooms
- South facing garden over 150 ft at its longest
- Circa 3,300 sq ft
- Generous plot of 0.43 acres
- Council Tax Band H

Reception Hall

Study

11'6" x 8'10" (3.51m x 2.71m)

Cloakroom

Utility Room

7'8" x 6'2" (2.36m x 1.90m)

Kitchen

16'1" x 9'11" (4.91m x 3.03m)

Breakfast Room

12'10" x 10'5" max (3.93m x 3.19m max)

Family Room

15'10" x 12'9" (4.85m x 3.91m)

Dining Room

19'5" x 10'10" (5.92m x 3.31m)

Living Room

23'11" x 13'6" (7.29m x 4.13m)

Bedroom One

21'10" x 12'10" (6.68m x 3.92m)

Walk-in Wardrobe

En-suite Bath and Shower Room

Bedroom Two

18'7" x 13'6" (5.67m x 4.13m)

En-suite Bath and Shower Room

Bedroom Three

14'0" x 11'4" (4.27m x 3.46m)

Bedroom Four

15'8" x 9'2" (4.78m x 2.81m)

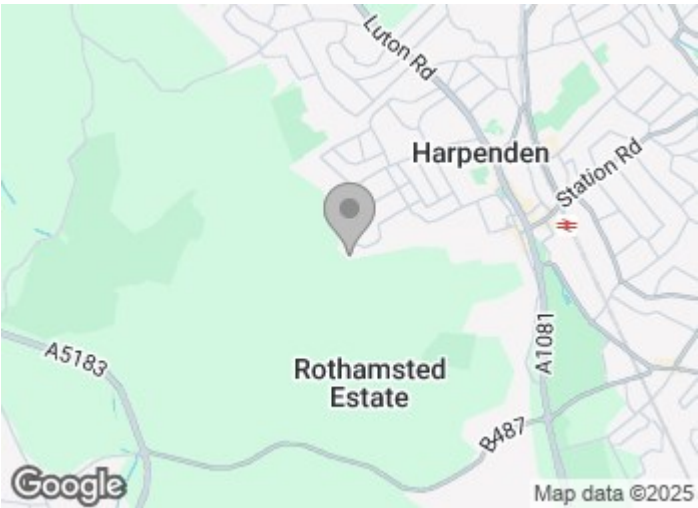
Bedroom Five

11'7" x 8'10" (3.54m x 2.70m)

Bath and Shower Room

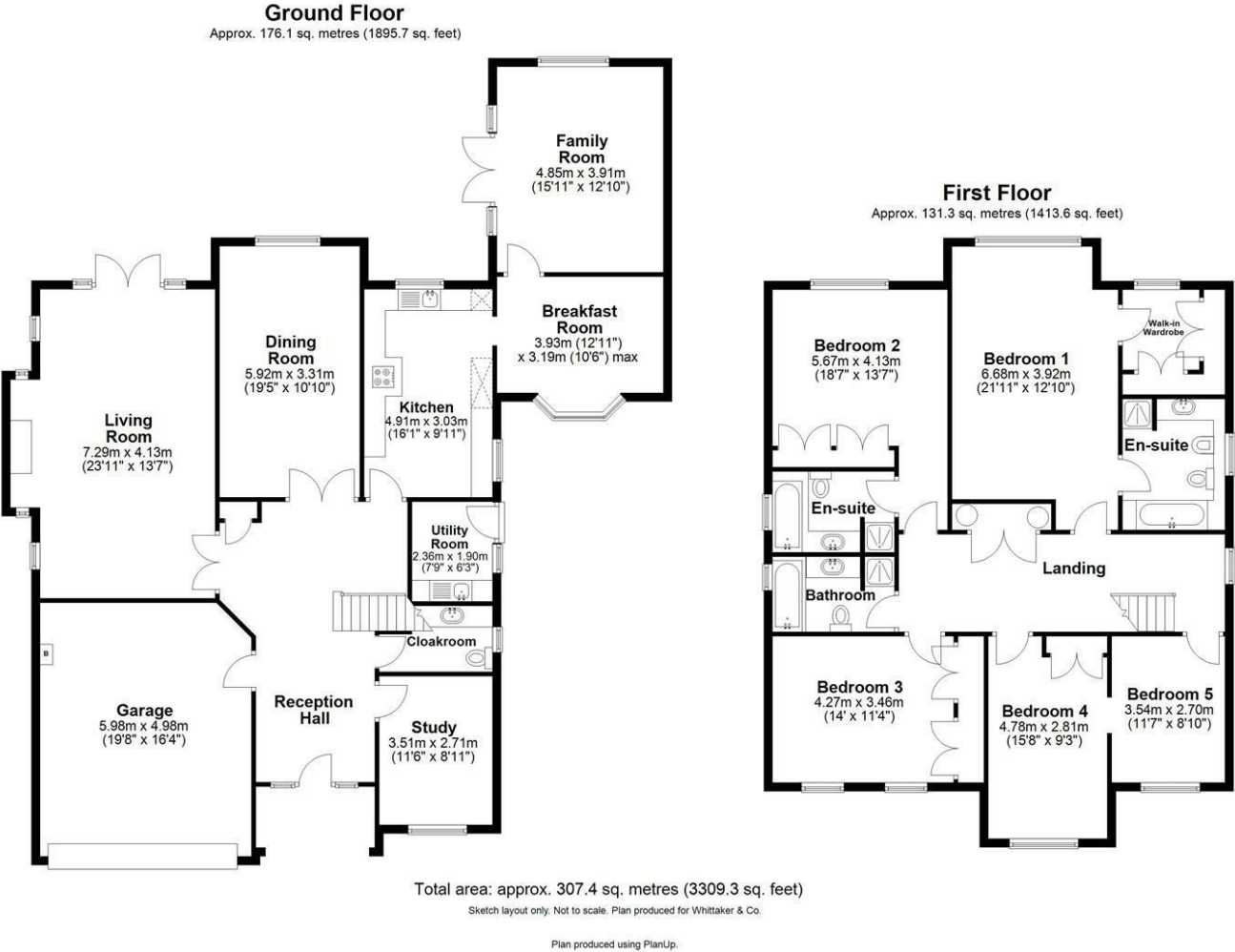
Integral Garage

19'7" x 16'4" (5.98m x 4.98m)





Floor Plan



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