











# Badingham Drive Harpenden, AL<sub>5</sub> 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.

# **Badingham Drive** Harpenden, AL<sub>5</sub> 2DA









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

## **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)









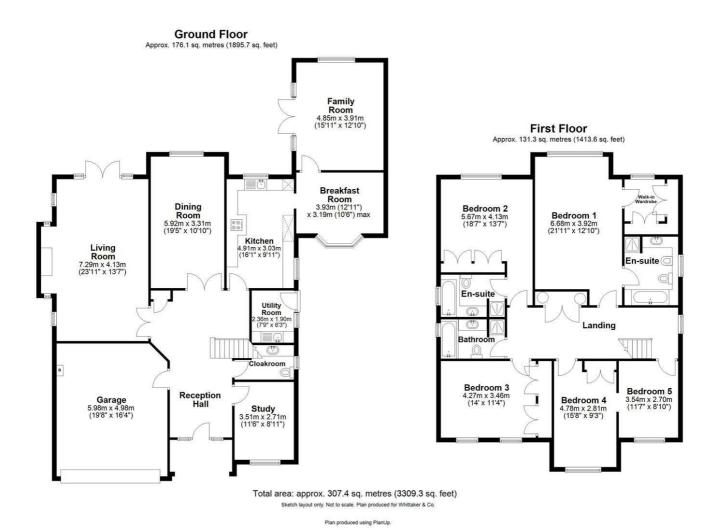












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