



Long Butlers Harpden, AL5 1JF

Well presented, detached family home of over 2,400 sq ft with spacious living areas and a fabulous large home office/garden room. The property has a double garage, plenty of off-street parking and a superb mature garden of over 200ft. Situated in a peaceful location, moments from open countryside, close to the amenities of Southdown and within easy reach of Harpenden town centre and station.

Guide price £1,400,000

Long Buftlers

Harpden, AL5 1JF



- Fabulous detached family home circa 2,400 sq ft
- Superb mature garden over 200ft
- Double garage and off-street parking
- Spacious home including large garden room
- Peaceful location, moments from open countryside
- Easy access to the amenities of Southdown
- Principal bedroom with dressing room and en-suite
- Within easy reach of Harpenden town centre and station
- Council Tax Band D

Entrance Hall

Cloakroom/Utility Room

Living Room

26'2" x 15'4" (7.98m x 4.69m)

Family Room

14'0" x 11'0" (4.27m x 3.36m)

Kitchen/Breakfast Room

21'3" x 16'6" (6.48m x 5.03m)

Study

7'10" x 7'8" (2.41m x 2.34m)

Bedroom One

13'11" x 11'1" (4.25m x 3.38m)

Dressing Room

En-suite Bath and Shower Room

Bedroom Two

16'4" x 11'11" (5m x 3.64m)

Bedroom Three

15'2" x 9'11" (4.63m x 3.04m)

Bedroom Four

11'6" x 10'4" (3.52m x 3.17m)

Bathroom

Integral Double Garage

18'11" x 17'2" (5.77m x 5.24m)

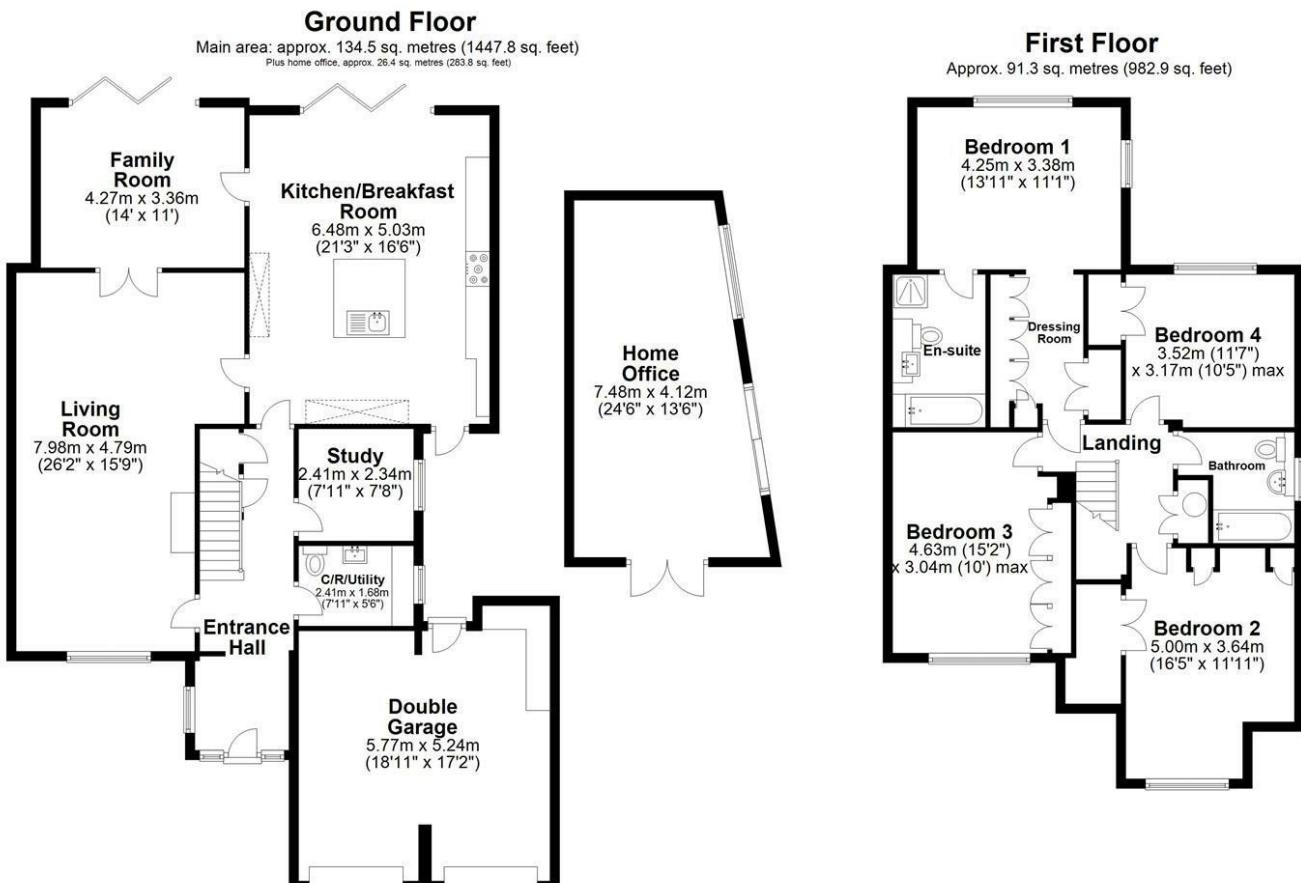
Home Office

24'6" x 13'6" (7.48m x 4.12m)





Floor Plan



Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			