

Clarence Road

Harpenden, AL5 4AJ

A well presented and spacious family home in this sought after residential area, within walking distance of the station, town centre and excellent schools. This fine home offers versatile accommodation including a large ground floor and separate garden studio. Previously with a self contained annex which could be easily reinstated.

Guide price £1,895,000

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- Well presented detached house
- Walking distance of town centre and station
- Close to excellent schools
- Separate studio
- Private garden & Modern gazebo with remote blinds perfect for garden entertainment
- Modern fitted kitchen/dining/family room
- Main bedroom with mezzanine floor
- Council Tax Band F

Entrance Hall

Kitchen/Dining Room

28'8" x 15'7" (8.76 x 4.76)

Conservatory

16'0" x 9'5" (4.89 x 2.89)

Home Office

28'4" x 8'0" (8.66 x 2.46)

Lounge

19'8" x 11'5" (6.01 x 3.49)

Utility Room

12'4" x 4'11" (3.76 x 1.5)

Cloakroom

Family Room

21'4" x 9'10" (6.51 x 3.02)

Guest Bedroom

10'5" x 8'0" (3.20 x 2.45)

Walk-in Wardrobe

Shower Room

Bedroom One

16'6" x 15'7" (5.04 x 4.76)

En-suite Bath and Shower

Bedroom Two

13'2" x 11'5" (4.03 x 3.49)

En-suite

Bedroom Three

13'3" x 9'10" (4.04 x 3.02)

En-suite Shower

Bedroom Four

3.79 x 3.04 (0.91m.24.08m x 0.91m.1.22m)

Bedroom Five

8'9" x 7'4" (2.67 x 2.26)

Shower Room

Store

9'3" x 8'11" (2.83 x 2.73)

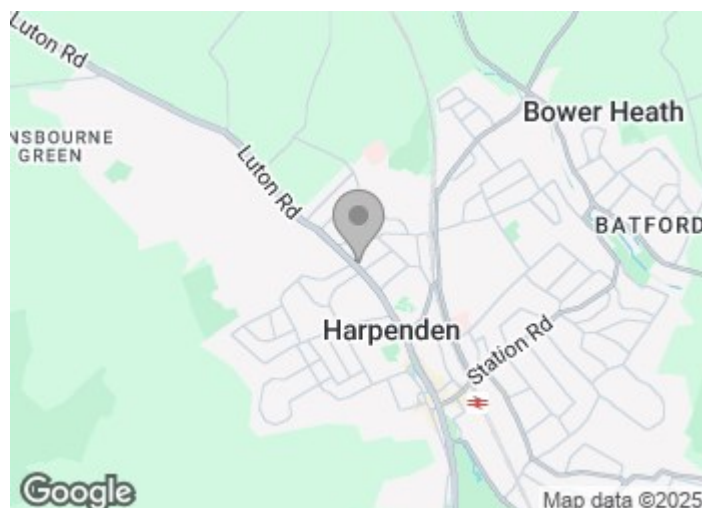
Garden Studio

21'5" x 17'3" (6.53 x 5.26)

Shower Room

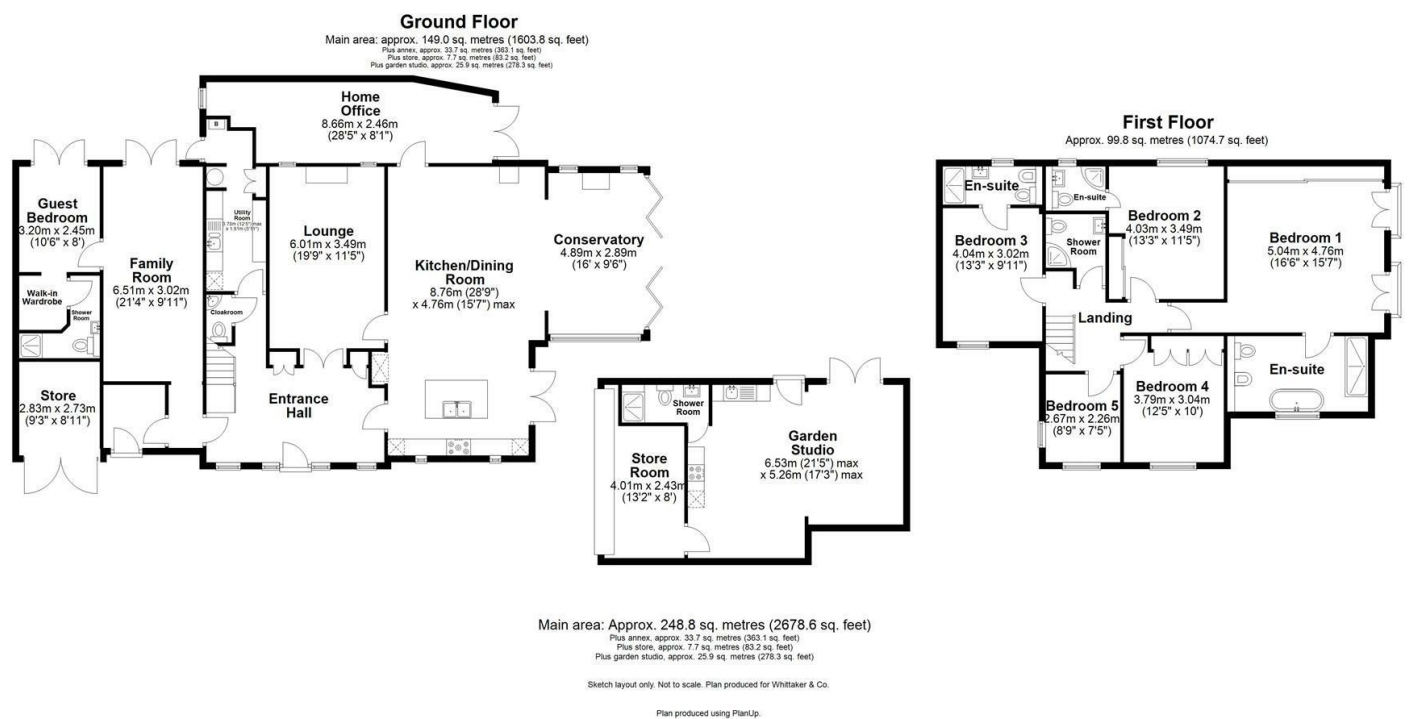
Store Room

13'1" x 7'11" (4.01 x 2.43)





Floor Plan



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