



## Molescroft

Harpenden, AL5 3LS

A well presented, three bedroom detached family home of circa 1,370 sq ft extended by our clients to offer versatile living space. The property benefits from a private driveway and an 85ft private garden with Garden Room. Peaceful location, ideally placed for excellent schooling and within easy reach of Harpenden town centre and station. \*\* CHAIN FREE \*\*

**Offers in excess of £850,000**

# Molescroft

## Harpenden, AL5 3LS



- Detached family home of circa 1,370 sq ft
- Private driveway
- Well placed for excellent schooling
- Versatile living space
- 85ft private garden with Garden Room
- \*\*CHAIN FREE\*\*
- Ground floor bathroom plus Shower Room
- Peaceful location
- Council Tax Band E

### Entrance Hall

### Bathroom

### Kitchen

11'3" x 9'6" (3.43m x 2.90m)

### Dining Room

17'1" x 8'4" (5.21m x 2.55m)

### Utility Room

8'4" x 5'7" (2.55m x 1.72m)

### Living Room

17'10" x 12'11" (5.46m x 3.94m)

### Family Room

10'7" x 8'11" (3.24m x 2.74m)

### Bedroom One

12'10" x 11'10" (3.92m x 3.62m)

### Bedroom Two

19'3" x 8'4" (5.88m x 2.55m)

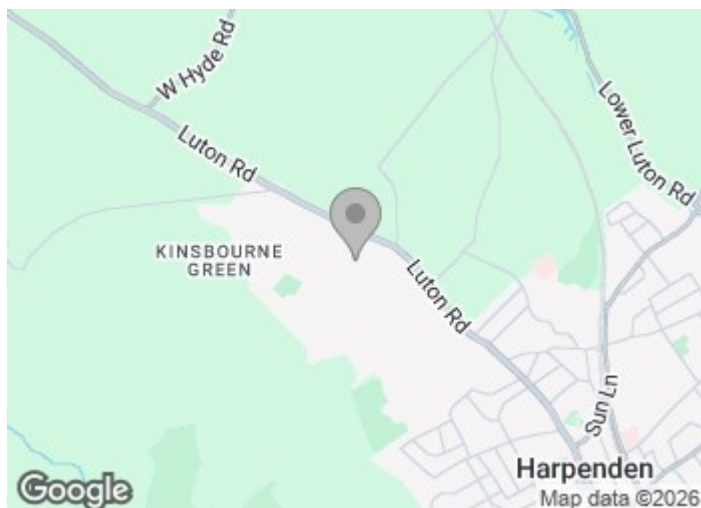
### Bedroom Three

9'3" x 7'1" (2.83m x 2.16m)

### Shower Room

### Garden Room

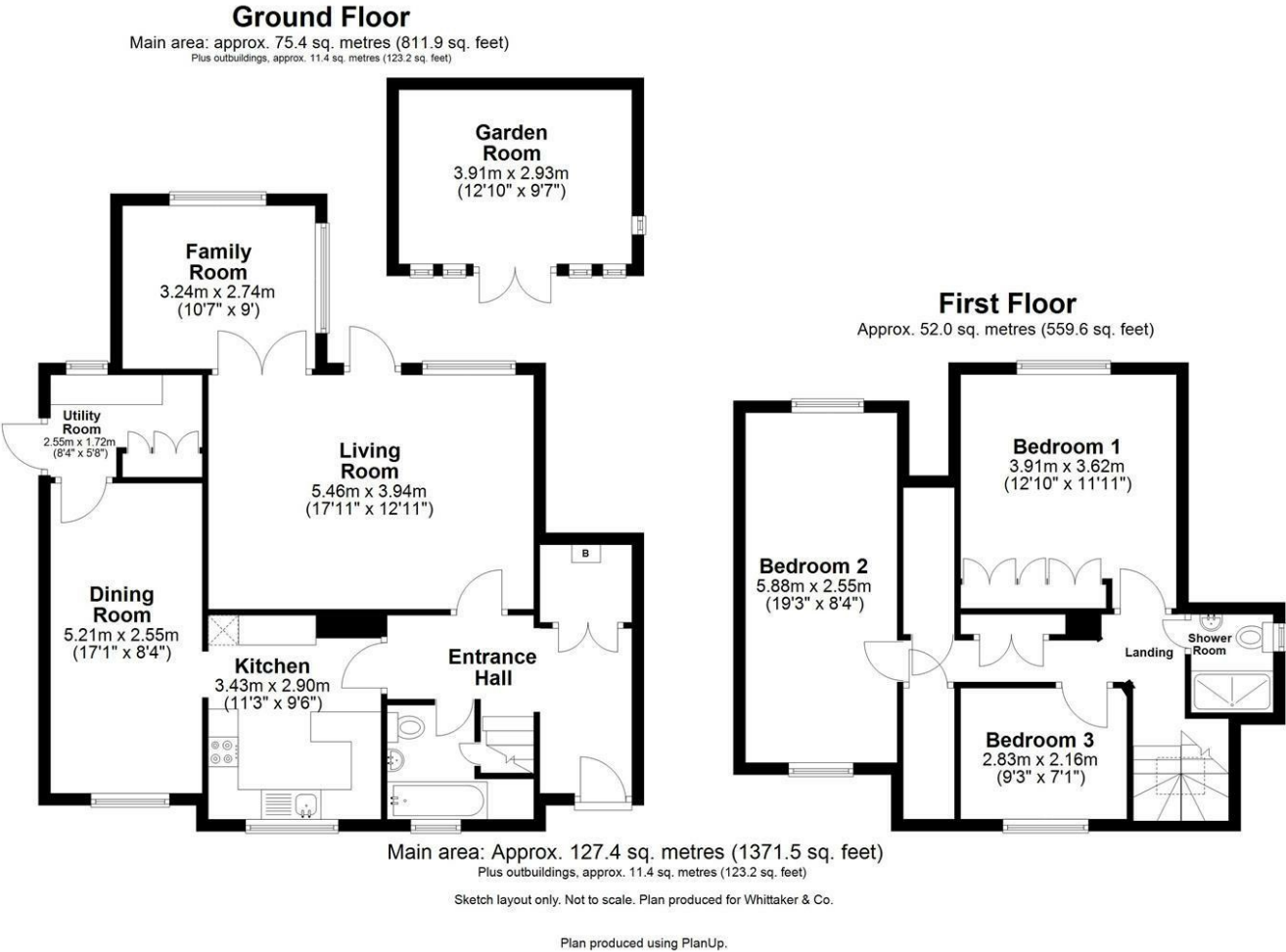
12'9" x 9'7" (3.91m x 2.93m)







Floor Plan



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