



47 Grove Avenue

Harpenden, AL5 1EY

Immaculately presented semi-detached family home of circa 2,000 sq ft. This fine home benefits from well proportioned accommodation throughout, off-street parking for two cars and private rear garden. Close to outstanding local schools and the amenities of Southdown and within walking distance of Harpenden town centre and beautiful open countryside.

£1,100,000

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- Five double bedrooms
- Two bathrooms
- Open plan kitchen/family/dining room
- Fully refurbished
- Large driveway
- Underfloor heating throughout ground floor
- Superbly presented
- Cloakroom & utility room
- Council Tax Band F

Entrance Hall

Living Room

14'0" x 14'0" (4.29m x 4.27m)

Kitchen/Dining/Family Room

25'3" x 20'0" (7.70m x 6.12m)

Utility Room

Cloakroom

Bedroom One

15'10" x 14'9" (4.83m x 4.50m)

En-suite Shower Room

Bedroom Two

12'4" x 12'4" (3.78m x 3.76m)

Bedroom Three

12'11" x 10'0" (3.94m x 3.05m)

Bedroom Four

12'4" x 9'10" (3.76m x 3.00m)

Bedroom Five

12'11" x 8'2" (3.96m x 2.51m)

Family Bathroom

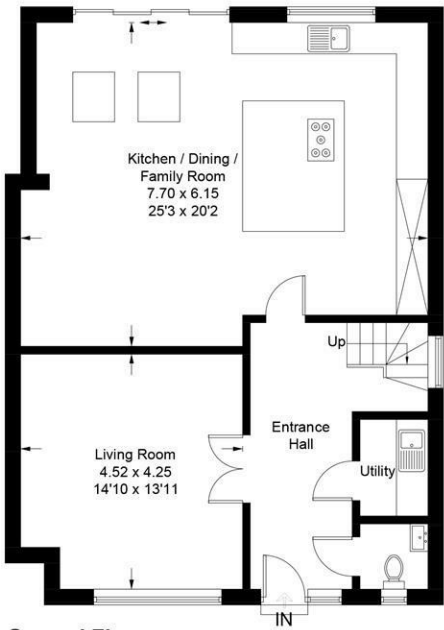


[Directions](#)

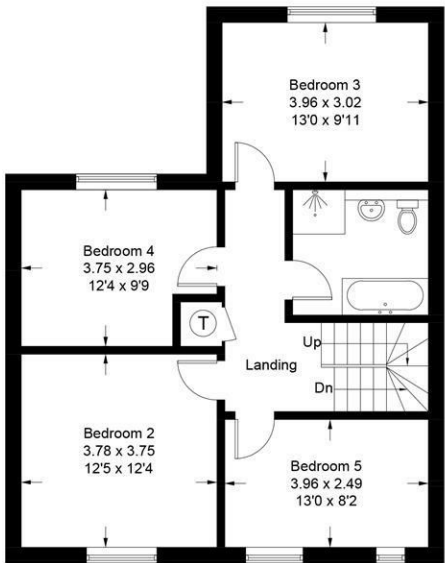


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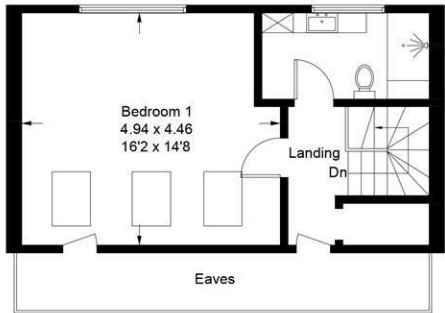
Approximate Gross Internal Area = 181.3 sq m / 1951.1 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1247763)

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